NOTICE OF APPLICATION
SEPA DETERMINATION OF NON-SIGNIFICANCE
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Case No (s): P2300818 & P2300819

Description of Proposal: The applicants are proposing to expand an existing RV park by adding 23 new spots, 16 of which will be located inside shoreline jurisdiction, but outside of the required buffer for Willapa Bay. A Substantial Shoreline Development Permit is required in order to expand the RV park within shoreline jurisdiction, which fits the definition of a water-enjoyment use under the Shoreline Master Program and is considered a permitted use. The project also includes a loop road, which will provide access to all of the proposed spots, a bathroom structure and associated utility hook-ups for each spot. There is a Category IV wetland on-site, located between the existing portion of the park and the newly proposed portion. This wetland and buffer have been mapped out and all of the newly proposed work will occur outside of it. A Conditional Use permit is also required in order to allow an expansion of an RV Park within this specific zoning district. That will be treated as a separate application that will be heard alongside this application.

Proponent(s): 4 Time LLC (owner) & Joel Fodor (applicant)

Location of Proposal: The subject property is located at 457 Bay Center Rd. in Bay Center, Washington. The County Assessor's Parcels number is 13100834109; located in Section 08, Township 13 North, Range 10 West of W.M.

Lead Agency: Pacific County Department of Community Development.
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted for the SEPA Determination of Non-Significance by January 30th, 2024.

The Hearings Examiner will hear the following applications: P2300818 & P24-00008 on February 15th, 2024 via zoom at the following link: https://zoom.us/j/3066189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room C located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Senior Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by February 14th, 2024, or by testifying at the public hearing. To view the complete application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9334.

Responsible Official: Zane Johnson
Position/Title: Sr. Planner

Date of Publication: January 17th, 2024

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: February 15th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: SUBSTANTIAL SHORELINE DEVELOPMENT APPLICATION NO. P2300818
Submitted by Joel Fodor (applicant)
(Section 08, Township 13 N., Range 10 W.)

Background Information:

1. Owner/Applicant: Joel Fodor (applicant), on behalf of 4 Time LLC (owner)

2. Tax Parcel ID No.: 13100834109

3. Permit Application No.: P2300818

4. Request: The applicant is proposing to expand an existing RV park by adding 23 new spots, 16 of which will be located inside shoreline jurisdiction, but outside of the required buffer for Willapa Bay. A Substantial Shoreline Development Permit is required in order to expand the RV park within shoreline jurisdiction, which fits the definition of a water-enjoyment use under the Shoreline Master Program and is considered a permitted use. The project also includes a loop road, which will provide access to all of the proposed spots, a bathroom structure and associated utility hook-ups for each spot. There is a Category IV wetland on-site, located between the existing portion of the park and the newly proposed portion. This wetland and buffer have been mapped out and all of the newly proposed work will occur outside of it. A Conditional Use permit is also required in order to allow an expansion of an RV Park within this specific zoning district. That will be treated as a separate application that will be heard alongside this application.

5. Public Notification: A Notice of Application and Hearing was posted in the Chinook Observer on January 17th, 2024. A copy of the public notice was also posted in three separate locations on the property and a copy was mailed out to all of the property owners within 300 feet of the subject property.

A SEPA Determination of Non-Significance was issued by the Department of Community Development on January 17th, 2024 with a comment period until January 30th, 2024.

6. Section (3) of Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications, and the Pacific County Shoreline Master Plan require Non-Residential Substantial Shoreline Development Permits to be classified as a Type III review process.

Findings of Fact:

1. Location: The subject property is located at 457 Bay Center Rd. in Bay Center, Washington. The County Assessor's Parcels number is 13100834109; located in Section 08, Township 13 North, Range 10 West of W.M.

Subject Location:

Project Site:

2. Site Characteristics: The property currently consists of an existing KOA/RV Park and Campground that takes up about half of the property. The property is a 10.00-acre parcel that is relatively flat. The eastern part of the property is mostly all developed with the existing park, where the western part of the property is currently undeveloped. The western portion of the lot is bordered by Willapa Bay. There is an existing trail that provides access from the existing park to the bay. There is a Category IV wetland located roughly in the center of the property and is located between the proposed expansion and the existing park. The expansion will occur around the wetland and associated buffer. The location of the new RV spots within shoreline jurisdiction is vegetated with large trees.

3. Zoning: The site is located within the Rural Lands (RL) zoning district. Section 10.E.1 of Pacific County Zoning Ordinance No. 184 allows RV Parks and Campgrounds as a Conditional Use. The current park appears to have been established prior to specific zoning regulations. There was a conditional use permit granted in 2007 for a minor expansion to the park. The current proposed expansion will also require a zoning conditional use permit to be granted prior to the expansion being allowed.

   This district is established to "promote and protect the County's existing rural areas consisting of low-density residential neighborhoods, active farming practices, active forestry practices, and home-based commercial activities that exist in harmony with each other and the natural environment. It is the intent of the District to continue promoting a flexible land use system in the rural areas which fosters a diverse, rural economy, while recognizing a rural lifestyle dependent upon the protection of both property rights and environmental values."

4. Shoreline Designation: This project is within the Shoreline Residential Environment of Willapa Bay in the Pacific County Shoreline Master Program.

   The Pacific County Shoreline Master Program describes the purpose of the Shoreline Residential Environment as "The purpose of this environment is to accommodate residential development and appurtenant structures that are consistent with this Master Program. An additional purpose is to provide appropriate public access and recreational uses."

5. Comprehensive Plan Designation: The site is located within the General Rural Comprehensive Plan designation (2020 Comprehensive Plan).

   The 2020 Comprehensive Plan describes the purpose of the General Rural designation as, "The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The allowable density is one dwelling unit per five acres. Lands are typically too far from the

urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services."

6. Floodplain Designation: The proposed project area occurs inside of the FEMA floodplain based on Panel No. 53049C0380D eff. 5/18/2015.

7. Critical Areas and Resource Lands: This project is located outside all wetland and shoreline buffers, according to the wetland delineation submitted by the applicant. There does not appear to be any proposed impacts to any critical areas located in the area. Critical area permitting will be done along with the shoreline permitting to ensure all requirements of the Critical Areas Ordinance are met.

8. SEPA: Checklist and the Determination of Non-Significance are attached to this report.

Analysis:

The applicant is proposing to expand an existing RV park by adding 23 new spots, 16 of which will be located inside shoreline jurisdiction, but outside of the required buffer for Willapa Bay. A Substantial Shoreline Development Permit is required in order to expand the RV park within shoreline jurisdiction, which fits the definition of a water-enjoyment use under the Shoreline Master Program and is considered a permitted use. The project also includes a loop road, which will provide access to all of the proposed spots, a bathroom structure and associated utility hook-ups for each spot. There is a Category IV wetland on-site, located between the existing portion of the park and the newly proposed portion. This wetland and buffer have been mapped out and all of the newly proposed work will occur outside of it. A Conditional Use permit is also required in order to allow an expansion of an RV Park within this specific zoning district. That will be treated as a separate application that will be heard alongside this application.

The applicant has provided the following information to show how this RV park, and essentially the expansion, would fall under the definition of a water-enjoyment use in the SMP: the 16 spots that will be in shoreline jurisdiction provide guests with a view of the shoreline along with easy access to the water's edge. The whole park itself is located within walking distance of Willapa Bay, providing access to the public who visit the park to enjoy the shoreline both physically and aesthetically. The existing park currently has an existing trail access that goes down to the beach along Willapa Bay that will remain in place after the expansion. The access to the Bay and any associated activities that can be done there along the bay are an essential part of this park and is a major draw to get people to come and enjoy the park. Expanding the park into shoreline jurisdiction will get people closer to the Bay and allow them to take in everything it has to offer as a water enjoyment use. Non-water-oriented portions of this proposal, which includes the bathroom structure and septic system, will be required to be placed outside of shoreline jurisdiction.

The applicant has proposed this as a water-enjoyment use based on the information provided above. A water-oriented use is defined as a water-enjoyment use in section 2 of the SMP, which is a permitted use in the Shoreline Residential Designation under the Shoreline Master Program, based on table 5-1 in Section 5 of Ordinance 192. A permitted use still requires a Type III SSDP because it is a non-residential activity, therefore that is why this process is being done for a permitted use within this shoreline designation.

Shoreline Management Substantial Shoreline Development Permit
Pacific County SMP:

Section 2 Definitions

Water-Enjoyment Use – A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic appreciation of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be available to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. Primary water enjoyment uses may include, but are not limited to: Parks with activities enhanced by proximity to the water; Piers and other over water improvements that include substantial public access to shorelines of the state; Restaurants that directly incorporate visual access to an enjoyment of the water; Museums with an orientation to shoreline topics; Aquariums; and Resorts that directly incorporate access to enjoyment of the water. Passive recreation activities such as walking or viewing are also considered to be water-enjoyment.

Water-Oriented Use - Any water-dependent, water related or water enjoyment use.

Section 3.2.C. Shoreline Environment Designation (Shoreline Residential) Designation Criteria

The Shoreline Residential environment designation shall be assigned to areas of more intense development that are predominantly single-family or multi-family residential development or are planned and platted for residential development.

Management Policies

Development should assure no net loss of shoreline ecological functions. New residential development should consider the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available and other comprehensive planning considerations.

Multi-family and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities in compliance with this Master Program.

Access, utilities and public services should be available and adequate to serve existing needs and/or planned future development.

New commercial development should be limited to water-oriented uses.

5.3 General Shoreline Uses

A. Policies

1. Maintain areas within the shoreline jurisdiction with unique attributes for specific long-term uses, including agricultural, aquacultural, commercial, industrial, residential, recreational and open space uses.

2. Ensure that proposed shoreline uses are distributed, located and developed in a manner that will maintain or improve the health, safety and welfare of the public when such uses occupy shoreline areas.

3. Ensure that activities and facilities are located on the shorelines in such a manner as to retain or improve the quality of the environment.

4. Ensure that proposed shoreline uses do not infringe upon the rights of others or upon the rights of private ownership.

5. Minimize the adverse impacts of shoreline uses and activities on the environment during all phases of development (e.g., design, construction, management and use).

6. Ensure healthy, orderly economic growth by allowing those economic activities that will

be an asset to the local economy, and for which the adverse effects on the quality of the shoreline and surrounding environment can be mitigated.

7. Protect current economic activity (e.g., shipping, marinas, agriculture, aquaculture, fishing, etc.) that is consistent with the policies of the SMP.

8. Prohibit structures waterward of the ordinary high-water mark that are not water dependent and uses which will substantially degrade the existing character of the area.

9. Ensure that developments waterward of the ordinary high-water mark are compatible with the adjoining upland environment, and that upland activities are compatible with adjoining in-water activities.

10. Water-oriented uses should be given priority over non-water-oriented uses. Give preference first to water-dependent uses, then to water-related and water-enjoyment uses.

11. Pacific County should coordinate with other jurisdictions, including adjacent counties, state, and federal agencies, to maximize consistency in the management of shoreline resources and uses, including coastal and estuarine uses, consistent with the Coastal Zone Management Act of 1972 (Public Law 92-583), Shoreline Management Act (90.58 RCW), and WAC 173-27-060, as amended.

12. Existing sustainable uses, ecological and ecosystem functions and processes in the coastal zone, and public access to ocean waters should be protected and preserved for current and future generations.

13. Supporting scientific documentation for conditional use permits should be available and fully considered before decisions are made. Documentation should adequately address seasonal, inter-annual, and spatial variability in conditions and identify data gaps in studies that may affect project outcome approvals, disapprovals, or modifications including required mitigation.

14. Shoreline uses that depend on sustaining function of the ecosystem or will not adversely impact renewable biological resources, public access, or existing uses or activities, or cause a net loss in ecosystem function shall be given priority.

15. Uses should not adversely affect communities, including health, safety, and economic wellbeing. Uses that will have lesser adverse social and economic impacts on existing uses and communities should be given priority over uses and activities that will have greater such impacts.

16. When the adverse impacts are generally equal, the use that has less probable occurrence of a disaster should be given priority.

17. Ensure that activities in waters adjacent to Pacific County comply with the full federal authority granted to the State of Washington under the Coastal Zone Management Act.

B. Regulations

1. Unregulated Uses and Activities. Unregulated uses and activities include but are not limited to water-borne commerce, commercial fishing, and individual recreation pursuits such as boating, swimming, and fishing.

2. New development shall be located and designed to avoid the need for future shoreline stabilization activities and maintenance dredging to the extent feasible.

3. New development shall be located and designed to ensure no net loss of ecological functions and preservation of existing uses.

4. New development on steep slopes or bluffs shall be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated by a geotechnical analysis.

5. Protection of water quality near aquaculture areas. Applicants proposing development in upland areas shall address potential impacts and conflicts with existing aquaculture operations.

a. New development or redevelopment within shoreline jurisdiction adjacent to areas with existing aquaculture or areas with a high potential for aquaculture shall practice strict pollution control procedures to ensure water quality will not be adversely impacted.

b. New residential development adjacent to a water body supporting aquaculture operations shall install drainage and stormwater treatment facilities to prevent any adverse impacts to aquaculture operations. Such measures include but are not limited to vegetated swales, retention ponds, and the use of artificial or natural wetlands, provided no adverse impacts to the receiving wetlands would occur.

c. New marinas that provide overnight or long-term moorage shall not be located in areas with recreational or commercial shellfish beds.

d. Site preparation in the vicinity of aquaculture operations shall not result in any offsite erosion, siltation, or reductions in water quality.

5.18 Recreational Development

A. Policies

1. Encourage diverse recreational opportunities in shoreline areas that can support such

use and development without risk to human health, safety, and/or security, and without adverse effects on shoreline functions, processes, values, private property rights, and/or neighboring uses.

2. Recognize that state-owned shorelines are particularly adapted to providing wilderness beaches, ecological study areas, and other recreational uses for the public.

3. Preserve and enhance existing parks.

4. Provide for both active and passive recreational needs when developing recreational areas.

5. Active shoreline recreational access, developments, and opportunities should be allowed to expand only in those areas already used for such purposes or on those shorelines environmentally capable of supporting such activities.

6. Encourage the linkage of shoreline parks, recreation areas, and public access points with linear systems, such as hiking paths, bicycle paths, easements and/or scenic drives.

7. Support other governmental and non-governmental efforts to acquire and develop additional shoreline properties for public recreational use.

8. Locate and design recreational developments to preserve, enhance, or create scenic views and vistas.

9. Design and locate recreational uses and facilities to ensure no net loss of shoreline ecological functions.

10. Develop, as an economic asset, the recreation industry along shorelines in a manner that will enhance public enjoyment.

11. Encourage maintenance, but not expansion, of existing public access points for beach driving, and recognize that the number of public access points at North Cove, Seaview, Long Beach, Klipsan Beach, Ocean Park, and Oysterville is sufficient to meet existing demand. Discourage additional public access points for beach driving.

B. Regulations

1. Recreation facilities shall be designed and located to take maximum advantage of and enhance the natural character of the shoreline area, and ensure no net loss of shoreline ecological functions.

2. Recreational development shall be located, designed, and operated consistent with the purpose of the environment designation in which they are located. Adverse impacts shall be mitigated in accordance with Section 4.2 of this Master Program, Environmental

Protection and Critical Areas.

3. Recreational uses in shoreline areas shall be allowed to make the greatest use of their proximity to the water by providing water access points, water viewing areas, and associated structural design when compatible with the aesthetic qualities of the site and the character of the local environment.

4. Preference shall be given to recreational uses that primarily relate to access to, enjoyment of, and/or use of the shorelines of the state. Non-water-oriented uses such as restrooms, recreation halls and gymnasiums, access roads, and parking lots shall be located according to the following preference:

a. Outside of shoreline jurisdiction, where feasible; or
b. Landward of water-oriented uses unless it can be shown that such facilities are essentially shoreline dependent.

5. Recreation facilities shall be designed to protect public health and water quality by ensuring adequate restrooms, trash cans, pet waste disposal, and similar measures, where applicable.

6. Review of proposed shoreline recreation development shall consider:

a. Impact of the activities and development on the existing shoreline environment;
b. Impact of the activities and development on the adjacent and nearby shoreline environment and land and water use;
c. Demand for recreation. Applicants shall estimate growth projections and evaluate level-of-service standards established by the comprehensive plan or parks, recreation, and open space plan;
d. The necessity and extent of alteration of the shoreline environment to meet design objectives and requirements; and
e. The proximity to and impact upon required public utilities and services.

7. Recreational uses shall be designed to minimize adverse effects on traffic patterns and parking facilities. The adverse effects of storm run-off from parking lots shall be minimized.

Findings of Fact:

1. Type III review of the proposed Substantial Shoreline Development permit is consistent with the processing requirements of Procedural Ordinance No. 177.
2. The proposed use is consistent with the requirements of the Substantial Shoreline Development under the SMP.
3. The proposed use is consistent with the definition for a water-enjoyment and water-oriented use as defined in the SMP.
4. The proposed use is consistent with the requirements under the Critical Area Ordinance 180.

Recommendation:

Based on the Findings of Fact and Conclusions of Law for a Substantial Shoreline Development Permit for Permit Application No. P2300818, the Planning Division recommends the Hearings Examiner **approve** the proposal for the existing RV park to add 16 new RV spots within shoreline jurisdiction, but outside of the 65-foot shoreline buffer.

Conditions of Approval:

1. All the previous work inside the buffer must be restored in accordance to the approved restoration/mitigation plan provided by A+ Design & Consulting LLC.
2. The project shall be consistent with the SMP and all of its requirements relating to this activity.
3. No future work shall be done without first obtaining the proper permits.
4. A zoning conditional use permit must also be approved in order for this expansion to be allowed. Approval of this SSD permit does not guarantee that the expansion will be allowed.
5. The RV park must obtain a new/updated RV park license from Pacific County DCD to account for all of the added sites and to ensure the park has adequate restroom facilities. The SSDP, Conditional Use permit and any other required authorizations will need to be completed prior to this step.

Exhibit List:

1. Staff Report
2. Application & Related Documents
3. SEPA Checklist & DNS
4. Zoning Map
5. Comprehensive Map
6. Section 6, Ord. No. 177, Procedures for Processing Land Use Development Applications
7. Affidavit of Mailing
8. Affidavit of Posting & Photos

Use or Modification	Shoreline Environment Designation										
Table Key: P = Permitted use (SSDP or Exemption) subject to policies and regulations of this SMP C = Shoreline Conditional Use subject to policies and regulations of this SMP X = Prohibited NA = Not Applicable Upland = Regulated consistent with the upland environment designation	Natural	Rural Conservancy	Shoreline Residential	High Intensity	Coastal Conservancy	Willapa Bay Conservancy	Freshwater Aquatic	Coastal Ocean	Coastal Ocean High Intensity	Willapa Bay Estuary	Columbia River Estuary
Flood Hazard Structures											
• Dikes, levees[11]	X	C	C	C	X	X	Upland	NA	NA	X	C
Forest Practices											
• All	C	P	P	P	P	P	NA	NA	NA	NA	NA
Industrial Development											
• Water-dependent	X	C	X	P	X	C	Upland	X	X	Upland	Upland
• Water-related	X	C	X	P	X	C	Upland	X	X	Upland	Upland
• Non-water-oriented	X	C	X	P	X	X	Upland	X	X	Upland	Upland
Institutional Development											
• Water-oriented	C	C	C	C	C	C	C	X	X	C	C
• Non-water-oriented	X	X	C	C	X	X	X	X	X	X	X
In-water Structures											
• Aids to navigation	NA	NA	NA	NA	NA	NA	P	P	P	P	P
• Permanent fixed structures	NA	NA	NA	NA	NA	NA	C[12]	X[13]	C	P	C
Mining[14]											
• All other mining	X	P[15]	X	X	X	X	X[16]	See Ocean Mining	See Ocean Mining	X[16]	X[16]
Outdoor advertising and signs											
• All	X[17]	C[17]	C[17]	P[18]	C[17]	C[17]	Upland	Upland	Upland	Upland	Upland
Recreational Development											
• Water-oriented	C	P	P	P	C	C	P	C	C	P	P
• Non-water-oriented	X	C	C	C	X	X	X	X	X	X	X
Residential Development											
• Single-family	C[19]	P	P	X	X	P	X	X	X	X	X
• Multi-family	X	C[20]	C[20]	C[20]	X	X	X	X	X	X	X
• Overwater and floating homes[21]	X	X	X	X	X	X	X[22]	X	X	Upland	Upland

Name 4Time LLC (Bay Center KOA) DPA# 13100834109

previously 13100834106

Re-Route Sheet

Resubmitted of SSDP Type III & SEPA Checklist

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning P2300818 SSDP P2300819 SEPA	10/18/23	H	10/25	ZS	See email
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

Shoreline Master Program
Substantial Shoreline Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

RECEIVED
OCT 17 2023
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, SOUTH BEND, WA

PROJECT/PROPERTY INFORMATION 13100834109

Tax Parcel ID #: 13100834106

Site Address: 457 Bay Center Rd Bay Center WA

OWNER/APPLICANT INFORMATION

Owner: Joel Fodor

Applicant: Joel Fodor

The purpose of a conditional use permit is to provide a system within the master program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the Pacific County Master Program.

DIRECTIONS: This SMP Conditional Use Permit Application shall accompany a completed Development Permit Application, a completed Planning Application, a SEPA Checklist, a Pre-Application Waiver (if applicable), and a completed and accurate to scale Site Plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description:

To expand Bay Center KOA campground to the west of the existing campground. This expansion will be comprised of RV sites, 2-3 RVIA cabins & gravel Road/parking pads.

Describe the requested conditional use:

To build RV sites up to the 65' set back from the OHWM measured & marked off by At design.

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Describe how the proposed use is consistent with the policies of RCW 90.58.020 and the Pacific County Master Program:

We plan to preserve & enhance the existing park by prereserving the scenic views and beautiful vistas. There will not be any part of the expansion that goes closer than the 65' set back from the OHWM.

Describe how the proposed use will not interfere with the normal public use of public shorelines:

There will be no interference with the public shorelines. In fact we anticipate & hope this will bring more people to enjoy the amazing shoreline and water of Bay Center / Willapa Bay.

Describe how the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and Shoreline Master Program:

With this being an existing family campground & currently permitted for an additional 18 sites we would like to expand a bit more, to an additional 23 sites & show the public how to Clam in the public Clam beds directly in front of the campground as well as walks on the beach while enjoying an amazing set.

Describe how the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located and how the public interest suffers no substantial detrimental effect:

Because of the 65' set back we will be far enough away from the shoreline to not cause any adverse effects to the shoreline environment.

Authorized Signature:

Print Name: Joel Fodor

Date: 10-16-23

January 4th,2024
Pacific County
Department of Community Development

To whom this may concern,

Upon approval of the conditional use permit for Tax Parcel ID Number 13100834106, commercial property of Bay Center KOA Campground, we are hereby submitting a contingency plan for extreme erosion of the said property near Willapa Bay shore line.

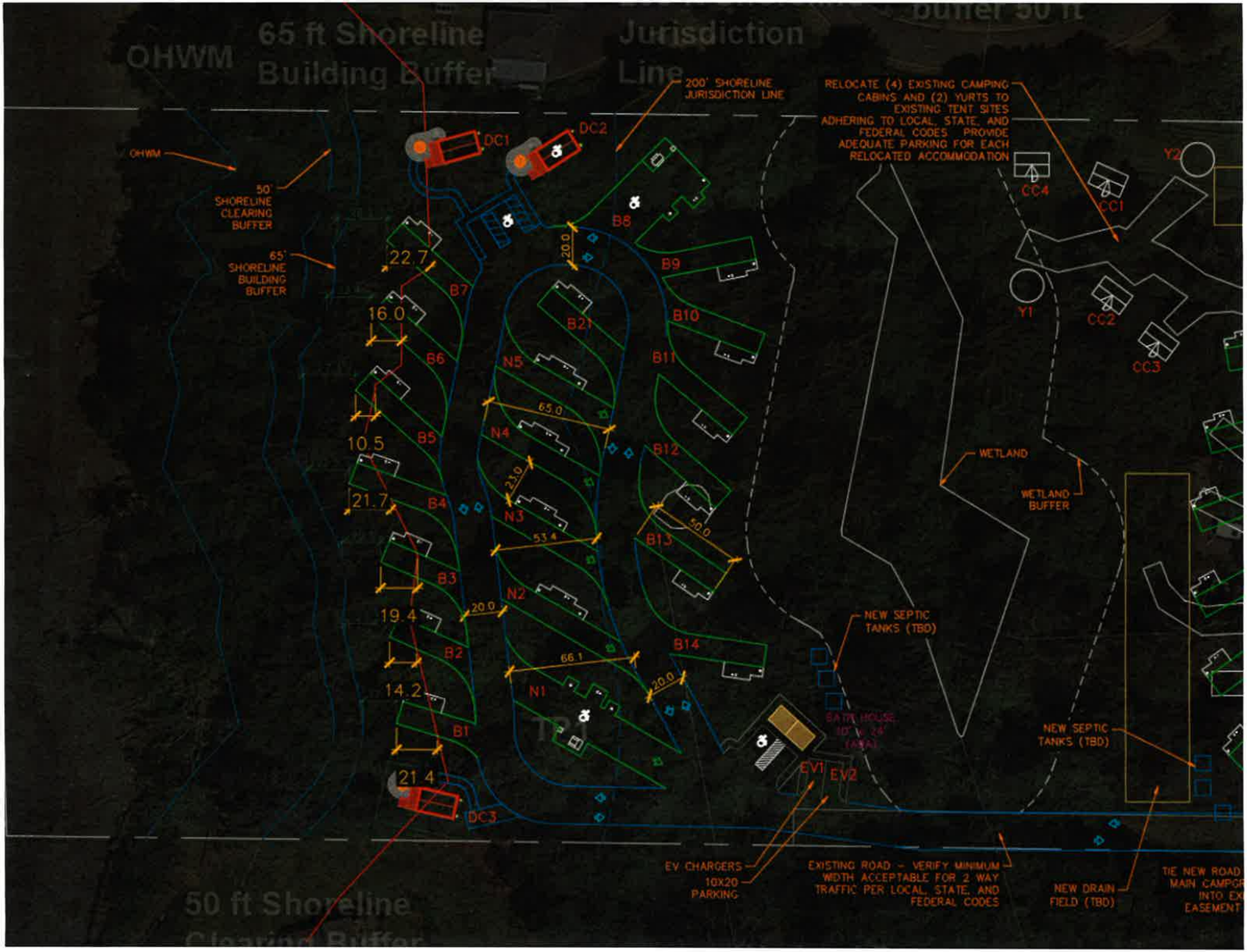
If erosion occurs within 15 feet from the western edge of the expansion we will conduct the following:

1. Remove all non permanent structures including but not limited to guest RV units.
2. Remove all underground utilities including sewer lines, underground power lines, and water lines.
3. Remove any and all above ground improvements including picnic tables, fire rings, power pedestals, parking gravel and any other improvements made.
4. Sites within this area will be deemed unsuitable for camping and overnight stays.
5. At such time, if deemed necessary we will conduct a geotech report.
6. We will not hold Pacific County or Personal or any other governmental agencies liable for loss of business, damages or property.

Joel P Fodor

January 4th, 2024

RECEIVED
JAN 4 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, SOUTH BEND, WA


OHWM
65 ft Shoreline Building Buffer
Jurisdiction Line
buffer 50 ft
200' SHORELINE JURISDICTION LINE
RELOCATE (4) EXISTING CAMPING CABINS AND (2) YURTS TO EXISTING TENT SITES ADHERING TO LOCAL, STATE, AND FEDERAL CODES PROVIDE ADEQUATE PARKING FOR EACH RELOCATED ACCOMMODATION
OHWM
50' SHORELINE CLEARING BUFFER
65' SHORELINE BUILDING BUFFER
DC1
DC2
DC3
B1
B2
B3
B4
B5
B6
B7
B8
B9
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50.0
CC1
CC2
CC3
CC4
Y1
Y2
WETLAND
WETLAND BUFFER
NEW SEPTIC TANKS (TBD)
GATE HOUSE 10' x 24' (AAA)
EV1
EV2
NEW SEPTIC TANKS (TBD)
EV CHARGERS
10X20 PARKING
EXISTING ROAD - VERIFY MINIMUM WIDTH ACCEPTABLE FOR 2 WAY TRAFFIC PER LOCAL, STATE, AND FEDERAL CODES
NEW DRAIN FIELD (TBD)
TIE NEW ROAD MAIN CAMPGR INTO EX EASEMENT
50 ft Shoreline Clearing Buffer

Pre-Application Conference Waiver

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

REQUIRED INFORMATION	
Tax Parcel ID Number: 13100834106	
Property Owner: Joel Fodor	
Applicant: Joel Fodor	
Phone: 951-318-8563	Fax:
Email: BayCenterJoel@gmail.com	

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

TYPE II APPLICATIONS

- ☐ Flood Plain Variance
- ☐ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank
- ☐ Administrative Variance (11-25%)

TYPE III APPLICATIONS

- ☐ Oysterville Design Review Board
- ☒ Non-residential Shoreline Substantial Development Permit
- ☐ Zoning Variance
- ☐ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature:

Print Name: Joel Fodor	Date: 10-17-23

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

Pacific County Department of Community Development

PLANNING • ENVIRONMENTAL HEALTH • BUILDING

SOUTH BEND OFFICE
Courthouse Annex
1216 W. Robert Bush Drive
P.O. Box 68
South Bend, WA 98586

(360)875-9356
FAX (360)875-9304
Tokeland (360)268-0891

E-Mail Address:
dcd@co.pacific.wa.us

PACIFIC COUNTY COURTHOUSE
National Historic Site

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631

(360)642-9382
FAX (360)642-9387
Naselle (360)484-7136

REFERRAL: 4 Time LLC RV Park Expansion - SEPA

DATE: January 16th, 2024

TO:

___PACIFIC COUNTY BLDG. DIVISION
____ ENVIRONMENTAL HEALTH
____ DEPT. OF ECOLOGY (SHORELANDS REVIEW)
__x_WA. ST. DEPT. OF FISH & WILDLIFE
__x_DEPT. OF NATURAL RESOURCES
____PACIFIC CO. FIRE DIST. AREA _____
____OCEAN PARK WATER SYSTEM
____WASH. STATE PARKS & REC. COMM.
____CRABBER'S ASSOCIATION
____WSDOT

____ DPW/LADO/ROADS
___ASSESSOR'S OFFICE
_X_ DEPT. OF ECOLOGY (SEPA REVIEW)
____US DEPT. OF FISH & WILDLIFE
___ARMY CORPS OF ENGINEERS
____PACIFIC TRANSIT SYSTEM
____PACIFIC COUNTY PUD
____GILLNETTER'S ASSOC.
___OYSTERMEN'S ASSOC.
____OTHER

FROM: PACIFIC COUNTY DEPT. OF COMMUNITY DEVELOPMENT
ATTN. _Zane Johnson, Sr. Planner____

RE: AGENCY COMMENTS PER ENCLOSED REFERRAL. FILE NO. P2300819

SUBMITTED BY: Joel Fodor

PROPOSAL:

The applicants are proposing to expand an existing RV park by adding 23 new spots, 16 of which will be located inside shoreline jurisdiction, but outside of the required buffer for Willapa Bay. A Substantial Shoreline Development Permit is required in order to expand the RV park within shoreline jurisdiction, which fits the definition of a water-enjoyment use under the Shoreline Master Program and is considered a permitted use. The project also includes a loop road, which will provide access to all of the proposed spots, a bathroom structure and associated utility hook-ups for each spot. There is a Category IV wetland on-site, located between the existing portion of the park and the newly proposed portion. This wetland and buffer have been mapped out and all of the newly proposed work will occur outside of it. A Conditional Use permit is also required in order to allow an expansion of an RV Park within this specific zoning district. That will be treated as a separate application that will be heard alongside this application.

Please submit your comments regarding the proposed project to the Department of Community Development by January 30th, 2024. If comments are not submitted by the indicated date, our office will assume that the agency has no comment regarding the project.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**
   Bay Center KOA Expansion

2. **Name of applicant:**
   Joel Fodor

3. **Address and phone number of applicant and contact person:**
   457 Bay Center Rd
   Bay Center WA 98527

4. **Date checklist prepared:**
   9-26-23

5. **Agency requesting checklist:**

6. **Proposed timing or schedule (including phasing, if applicable):**
   Hoping to complete by 7-1-24

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   NO

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   Wet lands survey has been completed by A plus Design

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

10. **List any government approvals or permits that will be needed for your proposal, if known.**

11.

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

To expand Bay Center KOA campground to the West of the existing campground. Rough size of the expansion is 400' x 300'

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This project is Located at 457 Bay Center rd Bay center WA 98527. Its at the West end of the campground.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Partally wooded land that sits west of existing Campground and east of Willapa Bay.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Clay, Top Soil

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

At the shoreline, yes But where the expansion would take place, NO.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Roughly 2 acres.
Fill dirt & Stone for Road

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

5% A few cabins each are less than 400 sq ft

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

let foliage grow naturally around RV & Cabin sites.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There will be a few machines during excavation and finish work

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Run the machines as little as possible

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   Willipa Bay to the west, Seasonal wet lands on the east side.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   yes (plans attached

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Nothing will be added or Removed from Surface water or wet lands area.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   NO

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   NO

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

NO

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

NO

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Septic Drain field Serving Roughly 25 RV Site

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

There is a culvert that runs under Ranta Rd.

b) **Could waste materials enter ground or surface waters? If so, generally describe.**

NO

c) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

NO

d) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

NO

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☑ deciduous tree: alder, maple, aspen, other
- ☑ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Alder & Fir/pine 30 - 40 trees

c. List threatened and endangered species known to be on or near the site.

None Known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Ferns & Native grasses to seperate & Define sites

e. List all noxious weeds and invasive species known to be on or near the site.

Not sure

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Sea gulls, Deer, Racoon, Crow/Black bird

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

None Known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

Make area as un-touched and natural as possible once build is done inorded to show the Beauty.

e. List any invasive animal species known to be on or near the site.

None Known

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** Diesel & gas for construction eqt.
   PUD Electricity for RV sites
2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
   NO
3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**
   Lots of RV's come w/ solar pannels from the factory. Clearing trees would help save PUD power

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

NO

1. **Describe any known or possible contamination at the site from present or past uses.**
   None
2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
   None
3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** None
4. **Describe special emergency services that might be required.** None
5. **Proposed measures to reduce or control environmental health hazards, if any.**
   None

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** By access of Easement road: Tractor, Pickup Truck, golf carts, Kids, dogs...

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?** This is a campground so Check out / Check in hours are typically 8:30-5:00pm People laughing, Kids playing

3. **Proposed measures to reduce or control noise impacts, if any.**
This is a family campground so we do not tolerate Loud guests and/or speeding.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** Currently the land is vacent, wooded land. I would like to show More people the beauty of this area.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**
No

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**
NO

c. **Describe any structures on the site.**
None Now, after completed there will be cabins, RV sites & Bath house

d. **Will any structures be demolished? If so, what?**
NO

e. **What is the current zoning classification of the site?**
Mixed use Commertial

f. **What is the current comprehensive plan designation of the site?**
See Attached

g. **If applicable, what is the current shoreline master program designation of the site?**

—

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

NO

i. **Approximately how many people would reside or work in the completed project?**

Looking to add 16-18 sites that would be for overnight & weekend guests

j. **Approximately how many people would the completed project displace?**

None

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

None

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Wait for County approval before starting

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

None

9. Housing Find help answering housing questions

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

16-18 camp sites

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

c. **Proposed measures to reduce or control housing impacts, if any.**

—

10. Aesthetics Find help answering aesthetics questions

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

RV & Cabins 13'2" Metal, wood, Fiberglass

b. **What views in the immediate vicinity would be altered or obstructed?**

Views would only be improved

c. **Proposed measures to reduce or control aesthetic impacts, if any.**

Keep as natural as possible

11. Light and Glare Find help answering light and glare questions

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

c. **What existing off-site sources of light or glare may affect your proposal?**

None

d. **Proposed measures to reduce or control light and glare impacts, if any.**

None

12. Recreation Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, Clamming, Walking on the Beach, Bird watching

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No, only enhance it

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

—

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

NO

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

NO

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

I have looked at a historic map and there is nothing in the area.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None

14. Transportation Find help with answering transportation questions

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

access to proposed area would be through Existing campground

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

NO

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Stone/Rock will be added within the campground
Private

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

NO

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not sure

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

NO

g. **Proposed measures to reduce or control transportation impacts, if any.**

None

15. Public Services Find help answering public service questions

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

There would be more camping guests so yes, maybe in an emergency

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Continued Saftey & Securty around the Campground

16. Utilities Find help answering utilities questions

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

None

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** Electricty, Water, Sewer (Septic) Construction: Tree trimming, Logging, trenching

C. Signature Find help about who should sign

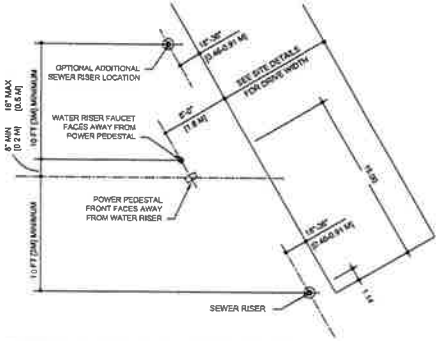
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

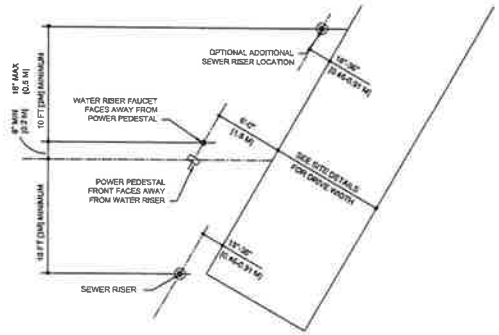
Type name of signee: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

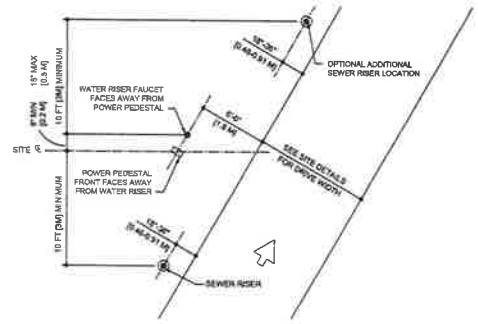
Date submitted: Click or tap to enter a date.



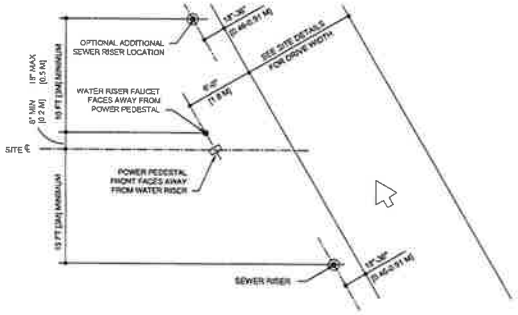
BACK-IN SITE UTILITY LAYOUT DETAIL
SCALE 1" = 5'-0"
MARCH 2011



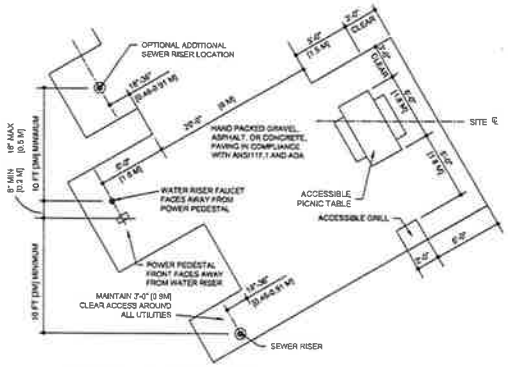
REVERSE BACK-IN SITE UTILITY LAYOUT DETAIL
SCALE: 1" = 5'-0"
MARCH 2011



STANDARD PULL THROUGH SITE UTILITY LAYOUT DETAIL
SCALE: 1" = 5'-0"
MARCH 2011



REVERSE PULL THROUGH SITE UTILITY LAYOUT DETAIL
SCALE: 1" = 5'-0"
MARCH 2011



ACCESSIBLE BACK-IN SITE UTILITY LAYOUT DETAIL
SCALE: 1" = 5'-0"
MARCH 2011

DETAILS

LEGEND:

N

ELECTRICAL LOAD:

SITE COUNT:

PROPERTY OF KAMPGROUNDS OF AMERICA, INC.
REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

BAY CENTER/WILLAPA BAY KOA

KAMPGROUND DEVELOPMENT PLAN

FRANCHISE NO. 47121
9-12-23

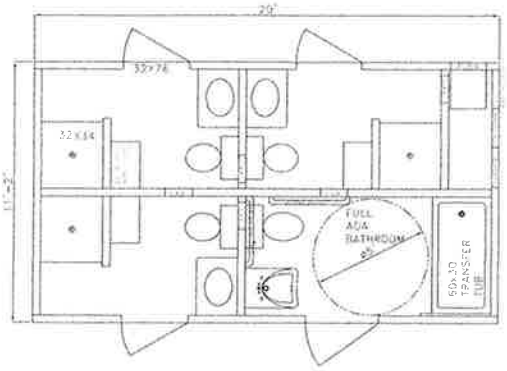
SCALE: SEE DETAILS
SHEET: 4 OF 4

PREPARED BY: CHRIS

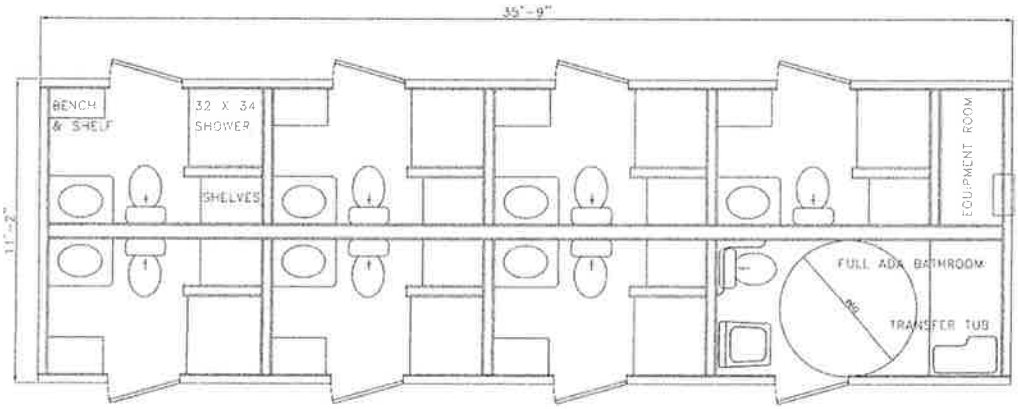
KAMPGROUNDS OF AMERICA, INC., BILLINGS, MONTANA

CANTERBURY BATH HOUSES

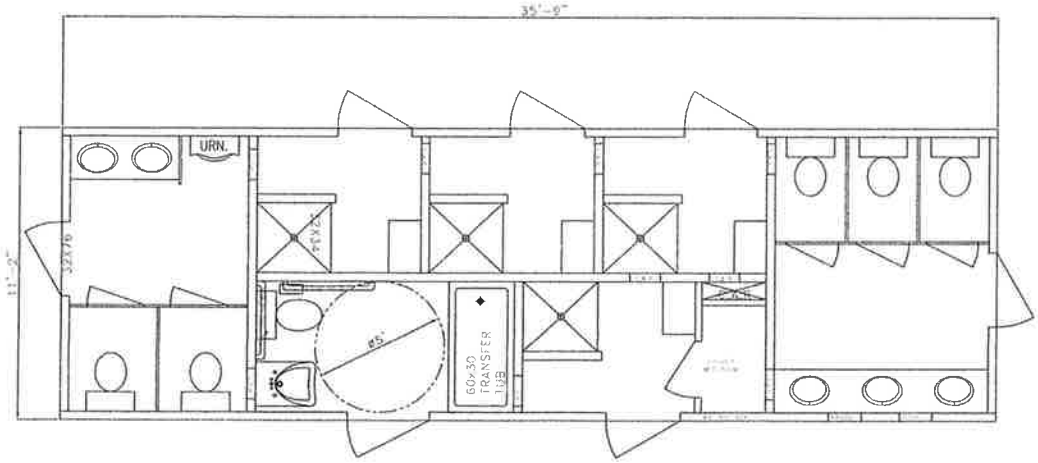
CANTERBURY



BH4



BH8



BH7

CANTERBURY RV - 2470 E. KERCHER ROAD - P.O. BOX 147 - GOSHEN, IN 46527-0147
PHONE: 574-534-0034 - FAX: 574-534-4342 - WWW.CANTERBURYRV.COM

Campground Name Bay Center KOA
Site #'s DC8 THROUGH DC13
Date 9/11/2023

Voltage Drop
SERVICE A
CIRCUIT1

Site Distribution for Circuit

	DC11	DC10	DC9	DC8	
SERVICE A		50amp	50amp	50amp	50 amp
CIRCUIT1		50amp	50amp	50amp	50 amp

	DC12	DC13		
		50amp	50amp	Segment Length for DC12 is 60 feet
		50amp	50amp	Segment Length for DC13 is 66 feet

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.6	6	0
Volts	240	Watts	Watts
		12000	0
		Amps	Amps
		180	0
Total Amperage =	180		
Circuit Breaker Size		200	Amp

of Sites on Segment / Amperage Per Site Segment

Amps 50	Amps 30		Amperage Per Site Segment
6	0	1st Seg	180.0
3		2nd Seg	90.0
2		3rd Seg	60.0
1		4th Seg	30.0
		5th Seg	0.0
		6th Seg	0.0
		7th Seg	0.0
		8th Seg	0.0
		9th Seg	0.0
		10th Seg	0.0
		11th Seg	0.0
		12th Seg	0.0
		13th Seg	0.0
		14th Seg	0.0

Distance of Segment

Length	Length	Length	Length	Total	R-Value
133	10	0	0	143	0.0847
68	10	0	0	78	0.1
41	10	0	0	51	0.1
41	10	0	0	51	0.1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
1st Seg.	4.36	Volts	Source to	DC11
2nd Seg.	1.40	Volts	DC11	DC10
3rd Seg.	0.61	Volts	DC10	DC9
4th Seg.	0.31	Volts	DC9	DC8
5th Seg.	0.00	Volts		
6th Seg.	0.00	Volts		
7th Seg.	0.00	Volts		
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
250 MCM	250 MCM	250 MCM	#4 OR #2
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:
*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	2.8%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
250000	211600
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
31002	26240

Voltage Drop

SERVICE A
CIRCUIT 2

Campground Name: Bay Center KOA
Site #'s: BATH HOUSE
Date: 9/11/2023

BATH HOUSE

SERVICE A		TBD
CIRCUIT 2		TBD

Segment Length for BATH HOUSE to be determined

Site Distribution for Circuit

Service Size Calculation

		# TBD Amp	# 30 Amp
DF	1	1	0
Volts	TBD	Watts	Watts
		TBD	0
		Amps	Amps
		TBD	#VALUE!

Total Amperage = TBD

Circuit Breaker Size: TBD Amp

of Sites on Segment

Amps TBD	Amps 30
1	0
0	0
0	0
0	0
0	0

Amperage Per Site Segment

1st Seg	#VALUE!
2nd Seg	#VALUE!
3rd Seg	#VALUE!
4th Seg	#VALUE!
5th Seg	#VALUE!
6th Seg	#VALUE!
7th Seg	#VALUE!
8th Seg	#VALUE!
9th Seg	#VALUE!
10th Seg	#VALUE!
11th Seg	#VALUE!
12th Seg	#VALUE!
13th Seg	#VALUE!
14th Seg	#VALUE!

Distance of Segment

Length	Length	Length	Length	Total	R-Value
TBD	0	0	0	0	TBD
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
			Source to	BATH
1st Seg.	#VALUE!	Volts		
2nd Seg.	#VALUE!	Volts		
3rd Seg.	#VALUE!	Volts	0	
4th Seg.	#VALUE!	Volts	0	
5th Seg.	#VALUE!	Volts	0	
6th Seg.	#VALUE!	Volts	0	
7th Seg.	#VALUE!	Volts	0	
8th Seg.	#VALUE!	Volts	0	
9th Seg.	#VALUE!	Volts	0	
10th Seg.	#VALUE!	Volts	0	
11th Seg.	#VALUE!	Volts	0	
12th Seg.	#VALUE!	Volts	0	
13th Seg.	#VALUE!	Volts	0	
14th Seg.	#VALUE!	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
TBD	TBD	TBD	TBD
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:

*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	######

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
TBD	TBD
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
TBD	TBD

Voltage Drop

SERVICE A
CIRCUIT3

Campground Name: Bay Center KOA
Site #'s: DC14, DC15, N1, DC3, DC2, DC1
Date: 9/11/2023

	DC14	DC15	DC3	DC2	DC1	
SERVICE A CIRCUIT3		50amp	50amp	50amp	50amp	50 amp
		50amp	50amp	50amp	50amp	50 amp

N1
50amp
50amp

Segment Length for N1 is 100 feet

Site Distribution for Circuit

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.6	6	0
Volts	240	Watts	Watts
		12000	0
		Amps	Amps
		180	0
Total Amperage =	180		
Circuit Breaker Size		200	Amp

of Sites on Segment

Amps 50	Amps 30
6	0
5	0
3	0
2	0
1	0

Amperage Per Site Segment

1st Seg	180.0
2nd Seg	150.0
3rd Seg	90.0
4th Seg	60.0
5th Seg	30.0
6th Seg	0.0
7th Seg	0.0
8th Seg	0.0
9th Seg	0.0
10th Seg	0.0
11th Seg	0.0
12th Seg	0.0
13th Seg	0.0
14th Seg	0.0

Distance of Segment

Length	Length	Length	Length	Total	R-Value
84	10	0	0	94	0.0847
75	10	0	0	85	0.0847
125	10	0	0	135	0.0847
32	10	0	0	42	0.0847
32	10	0	0	42	0.0847
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
1st Seg.	2.87	Volts	Source to	DC14
2nd Seg.	2.16	Volts	DC14	DC15
3rd Seg.	2.06	Volts	DC15	DC3
4th Seg.	0.43	Volts	DC3	DC2
5th Seg.	0.21	Volts	DC2	DC1
6th Seg.	0.00	Volts		
7th Seg.	0.00	Volts	0	
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
250 MCM	250 MCM	250 MCM	#4 OR #2
250 MCM	250 MCM	250 MCM	#4 OR #2
250 MCM	250 MCM	250 MCM	#4 OR #2
250 MCM	250 MCM	250 MCM	#4 OR #2
250 MCM	250 MCM	250 MCM	#4 OR #2
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:

*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	3.2%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
250000	250000
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
31002	31002

Voltage Drop

SERVICE A
CIRCUIT 4

Campground Name: Bay Center KOA
Site #'s: DC4 THRU DC7
Date: 9/11/2023

	DC6	DC5	DC4	
SERVICE A		50amp	50amp	50 amp
CIRCUIT 4		50amp	50amp	50 amp

DC7	
	50amp
	50amp

Segment Length for DC2 is 60 feet

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.75	4	0
Volts	240	Watts	Watts
		12000	0
		Amps	Amps
		150	0
Total Amperage =	150		
Circuit Breaker Size		200	Amp

of Sites on Segment / Amperage Per Site Segment

Amps 50	Amps 30		Amperage Per Site Segment
4	0	1st Seg	150.0
2		2nd Seg	75.0
1		3rd Seg	37.5
		4th Seg	0.0
		5th Seg	0.0
		6th Seg	0.0
		7th Seg	0.0
		8th Seg	0.0
		9th Seg	0.0
		10th Seg	0.0
		11th Seg	0.0
		12th Seg	0.0
		13th Seg	0.0
		14th Seg	0.0

Site Distribution for Circuit

Distance of Segment: Length	Length	Length	Length	Total	R-Value
98	10	0	0	108	0.1
61	10	0	0	71	0.1
84	10	0	0	94	0.1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
1st Seg.	3.24	Volts	Source to	DC6
2nd Seg.	1.07	Volts	DC6	DC5
3rd Seg.	0.71	Volts	DC5	DC4
4th Seg.	0.00	Volts		
5th Seg.	0.00	Volts	0	
6th Seg.	0.00	Volts	0	
7th Seg.	0.00	Volts	0	
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:

*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	2.1%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
211600	211600
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
26240	26240

Voltage Drop

Campground Name: Bay Center KOA
Site #'s: DC4 THRU DC7
Date: 9/11/2023

SERVICE B
CIRCUIT 1

Site Distribution for Circuit

	N8	N9	N10	N11	N12	
SERVICE B		50amp	50amp	50amp	50amp	50 amp
CIRCUIT 1		50amp	50amp	50amp	50amp	50 amp

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.65	5	0
Volts	240	Watts	Watts
		12000	0
		Amps	Amps
		162.5	0
Total Amperage =	163		
Circuit Breaker Size		200	Amp

of Sites on Segment / Amperage Per Site Segment

Amps 50	Amps 30		Amperage Per Site Segment
5	0	1st Seg	162.5
4		2nd Seg	130.0
3		3rd Seg	97.5
2		4th Seg	65.0
1		5th Seg	32.5
		6th Seg	0.0
		7th Seg	0.0
		8th Seg	0.0
		9th Seg	0.0
		10th Seg	0.0
		11th Seg	0.0
		12th Seg	0.0
		13th Seg	0.0
		14th Seg	0.0

Distance of Segment / Total / R-Value

Length	Length	Length	Length	Total	R-Value
56	10	0	0	66	0.1
51	10	0	0	61	0.1
49	10	0	0	59	0.1
49	10	0	0	59	0.1
38	10	0	0	48	0.1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
1st Seg.	2.15	Volts	Source to	N8
2nd Seg.	1.59	Volts	N8	N9
3rd Seg.	1.15	Volts	N9	N10
4th Seg.	0.77	Volts	N10	N11
5th Seg.	0.31	Volts	N11	N12
6th Seg.	0.00	Volts		
7th Seg.	0.00	Volts	0	
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:

*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	2.5%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
211600	211600
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
26240	26240

Campground Name Bay Center KOA
Site #'s CC1 THROUGH CC4
Date 9/11/2023

Voltage Drop
SERVICE C
CIRCUIT 1

Site Distribution for Circuit

	CC3	CC2	CC4	
SERVICE C		30amp	30amp	30amp
CIRCUIT 1		30amp	30amp	30amp

	CC1	
		30amp
		30amp

Segment Length for CC1 is 56 feet

NOTE: Use 240v - 2 phase conductor and neutral

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.75	0	4
Volts	240	Watts	Watts
		0	3600
		Amps	Amps
		0	45
Total Amperage =	45		
Circuit Breaker Size		100	Amp

of Sites on Segment / Amperage Per Site Segment

Amps 50	Amps 30		
0	4	1st Seg	45.0
	3	2nd Seg	33.8
	1	3rd Seg	11.3
		4th Seg	0.0
		5th Seg	0.0
		6th Seg	0.0
		7th Seg	0.0
		8th Seg	0.0
		9th Seg	0.0
		10th Seg	0.0
		11th Seg	0.0
		12th Seg	0.0
		13th Seg	0.0
		14th Seg	0.0

Distance of Segment / Total / R-Value

Length	Length	Length	Length	Total	R-Value
27	10	0	0	37	0.808
46	10	0	0	56	0.808
63	10	0	0	73	0.808
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

	VD Per Segment		Site Segments	
1st Seg.	2.69	Volts	Source to	CC3
2nd Seg.	3.05	Volts	CC3	CC2
3rd Seg.	1.33	Volts	CC2	CC4
4th Seg.	0.00	Volts		
5th Seg.	0.00	Volts	0	
6th Seg.	0.00	Volts	0	
7th Seg.	0.00	Volts	0	
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
#6	#6	#6	#14 OR #12
#6	#6	#6	#14 OR #12
#6	#6	#6	#14 OR #12
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:
*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	2.9%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
26240	26240
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
3254	3254

Campground Name Bay Center KOA
Site #'s N2 THROUGH N7
Date 9/11/2023

Voltage Drop
SERVICE C
CIRCUIT 2

Site Distribution for Circuit

	N7	N6	N5	N4	N3	N2	
SERVICE C		50amp	50amp	50amp	50amp	50amp	50 amp
CIRCUIT 2		50amp	50amp	50amp	50amp	50amp	50 amp

Service Size Calculation

		# 50 Amp	# 30 Amp
DF	0.6	6	0
Volts	240	Watts	Watts
		12000	0
		Amps	Amps
		180	0
Total Amperage =	180		
Circuit Breaker Size		200	Amp

of Sites on Segment

Amps 50	Amps 30
6	0
5	
4	
3	
2	
1	

Amperage Per Site Segment

1st Seg	180.0
2nd Seg	150.0
3rd Seg	120.0
4th Seg	90.0
5th Seg	60.0
6th Seg	30.0
7th Seg	0.0
8th Seg	0.0
9th Seg	0.0
10th Seg	0.0
11th Seg	0.0
12th Seg	0.0
13th Seg	0.0
14th Seg	0.0

Distance of Segment

Length	Length	Length	Length	Total	R-Value
10	10	0	0	20	0.1
41	10	0	0	51	0.1
41	10	0	0	51	0.1
44	10	0	0	54	0.1
41	10	0	0	51	0.1
44	10	0	0	54	0.1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

VD Per Segment / Site Segments

			Source to	
1st Seg.	0.72	Volts	N7	
2nd Seg.	1.53	Volts	N7	N6
3rd Seg.	1.22	Volts	N6	N5
4th Seg.	0.97	Volts	N5	N4
5th Seg.	0.61	Volts	N4	N3
6th Seg.	0.32	Volts	N3	N2
7th Seg.	0.00	Volts		
8th Seg.	0.00	Volts	0	
9th Seg.	0.00	Volts	0	
10th Seg.	0.00	Volts	0	
11th Seg.	0.00	Volts	0	
12th Seg.	0.00	Volts	0	
13th Seg.	0.00	Volts	0	
14th Seg.	0.00	Volts	0	

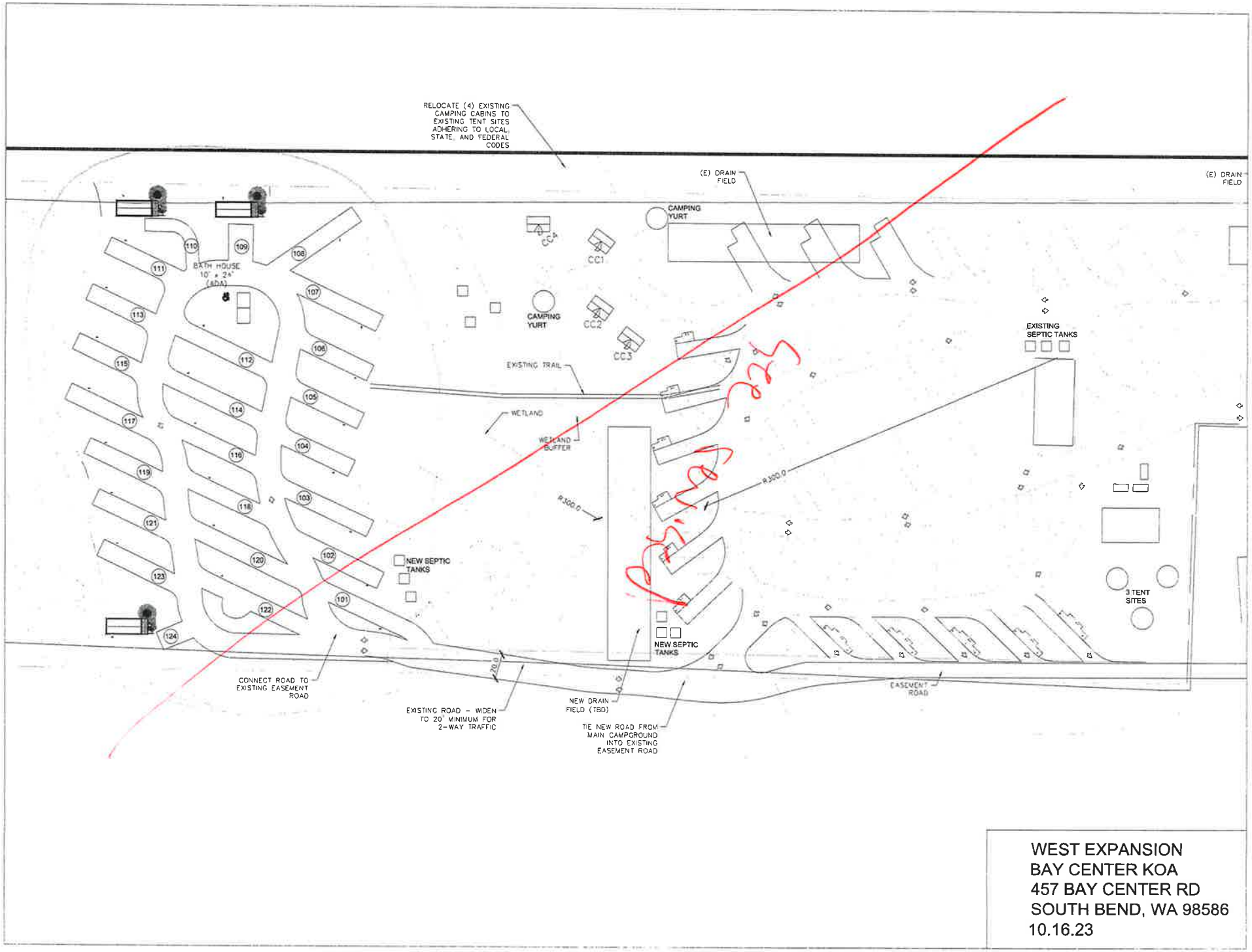
Conductor USE AL.	Conductor USE AL.	Neutral * USE AL.	Ground CU. or USE AL
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
4/0	4/0	4/0	#6 OR #4
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	

Notes:
*Do Not Reduce Neutral
Install 4/0 USE Al. On all remaining segments not shown in Calculations and use corresponding ground wire size for 4/0 conductors

% V.D. for Circuit	2.2%

Ground Calculation

1st Seg	Remaining
Cond. Used	Cond Used
211600	211600
Cond.w/o VD	Cond.w/o VD
211600	211600
Gd.w/o VD	Gd.w/o VD
26240	26240
Cir. Mil.	Cir. Mil.
26240	26240



WEST EXPANSION
BAY CENTER KOA
457 BAY CENTER RD
SOUTH BEND, WA 98586
10.16.23

Name 4 Time LLC DPA# 13100834105 + 104

Re-Route Sheet

Resubmitted of Wetland Delineation + campground site plan

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	3/7/23	(A)	4/3	ZJ	
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

Parcel # 13100834105 & 106

Wetland Delineation Report

Vicinity Map
Source: Pacific County Map Sifter

A Plus Design & Consulting, LLC
Wastewater and Critical Area Consultants

Phone/Text: 360.244.5843 email: leonard@aplussepticdesigns.com

RECEIVED
MAR - 7 2023
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, SOUTH BEND, WA

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1. Introduction

A+ Design and Consulting has been hired to identify and delineate any wetlands located on the subject property (Parcel # 13100834105 & 106) which is within Section 8, Township 13, and Range 10, of Willamette Meridian in Pacific County Washington. This report summarizes observations and field data used to define the current wetland boundary, rating, and buffer.

2. Feature Summary

A Plus Design and Consulting, LLC staff visited the subject property on November 9th, 2022. The subject property and the 300' vicinity were assessed for the presence of critical areas, as defined in Ord. 180. Wetland A & B were located, and a summary of the delineation is provided in Table 1. The wetlands identified contain indicators of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation which satisfies the criteria set forth in the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (1987) and the *USACE's Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (version 2.0, 2010). Resources utilized include the Washington State Wetland Rating System (October 2014), Ordinance 180 Critical Areas and Resource Lands & Ordinance.

Table 1 Wetland Delineation and Rating Report Summary

Feature	Cowardin Classes[1] (NWI)	HGM Class	Wetland Category	Habitat Score	Buffer Width
Wetland A	Forested	Depressional	IV	N/A	50'-Ord. 180 (High Intensity)
Wetland B	Forested	Depressional	IV	N/A	N/A-Ord. 180 (<1,000 sq ft)

1. Classification based on Cowardin et.al. (1979)

3. Background

3.1 Existing Conditions

The subject property is in Bay Center Washington located at the Bay Center KOA. The project area is comprised of two lots totaling roughly 10 acres. The Willapa Bay is to the West side of the property and runs North, and South along the bluff. There is an existing and operating campground onsite. The underbrush of the site and wetlands have been moderately disturbed.

3.2 National Wetlands Inventory

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) was queried to determine if there are previously identified wetlands present on the subject property. Neither Wetland A nor B is present on the NWI map.

3.3 Priority Habitats & Wetlands of High Conservation Value

The Washington State Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) database on-line Mapper was accessed to determine if state or federally listed species occur on the subject property (WDFW 2018a). The PHS database indicated that there are no PHS data points within the wetland units. Wetland A & B are not listed as a Wetlands of High Conservation Value.

3.4 Soils Information

According to the Natural Resources Conservation Services (NRCS) Web Soil Survey (NCRS 2018), the soils on the subject property area were mapped as 158 Willapa silt loam and 159 Willapa silt loam. 158 & 159 Willapa silt loam are moderately well drained. Used as wildlife habitat, recreation, timber production, homesite development. Typical vegetation can include Sitka spruce, western hemlock, vine maple, evergreen huckleberry, red huckleberry, western sword fern, salal, salmonberry (See Appendices Wetland Determination Data Forms for more specific soil information).

4. Methods

The Routine Determination Method was followed in accordance with the U.S. Army Corps of Engineers, Wetland Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Engineer Research and Development Center 2010). The routine determination method examines three indicators to determine if wetlands exist in an area. These indicators are the presence of hydrophytic vegetation, wetland hydrology, and hydric soils. Existence of all three indicators typically must be shown for an area to be classified as a wetland unless the wetland is rated on special characteristics, is atypical, or a Wetland of High Conservation Value. Wetlands are regulated as "Waters of the State" by the Washington Department of Ecology. This wetland was rated in accordance with the Washington State Wetland Rating System for Western Washington: 2014 Update. The office assessment included examining aerial photographs and various map sources. Maps were created to illustrate delineations, and land use and buffers. During the field assessment Test Plots were established to identify wetland presence & boundaries. These boundaries were in part established on changes in vegetation and topography.

5. Wetland Determination Results

These wetlands have been HGM (hydro-geo-morphic) classified as Depressional *(see Table 1)*. The existence of all three parameters (Hydric Soils, Wetland Hydrology, & Hydrophytic Vegetation) typically must be shown for an area to be classified as a wetland. All three indicators were found on the subject property within Test Plots 2, 3, 5 & 6. Wetland A is a relatively small isolated depressional wetland. Wetland B is a very small wetland that holds water occasionally.

5.1 Vegetation

"The Corps Manual defines hydrophytic vegetation as the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence"-Regional Supplement to the Corps of Engineers Wetland Delineation Manual)-US Army Corp of Engineers. The frequency of hydrophytic vegetation occurrence in each plant strata was determined using the 50/20 Rule. Hydrophytic vegetation was determined to be present in all four Test Plots. Each plant species has a wetland classification assigned. "This list was developed by the U.S. Army Corps of Engineers, the Fish and Wildlife Service (FWS), the Environmental Protection Agency, and the Natural Resources Conservation Service using taxonomic and distribution data from the Biota of North America program (BONAP) and legacy information from the FWS, and is directed by the Corps of Engineers" (USDA, NRCS).(see Appendices Wetland Determination Data Forms for more specific information)

Obligate (*OBL*)- Species that occur with >99% probability in wetlands
Facultative Wetland (*FACW*)- Species that occur with 67 to 99% probability in wetlands
Facultative (*FAC*)- Species that occur with 34-66% probability in wetlands

Facultative Upland (*FACU*)- Species that occur from 1 to 33% probability in wetlands
Obligate Upland (*UPL*)- Species that occur less than 1% probability in wetlands

5.2 Hydric Soils

"Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds under saturated and anaerobic conditions"-Field Indicators of Hydric Soils in the United States Natural Department of Resources. Hydric soils were present in Test Plots 2, 3, 5 & 6. (see "Appendices" for additional soil details)

5.3 Hydrology

"The Term "Wetland Hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetations typically adapted for life in periodically anaerobic soil conditions" -Corps of Engineers Wetlands Delineation Manual. These characteristics were found in Test Plots 2, 3, 5 & 6.

6. Limitations

This report is correct and complete to the best of our knowledge. Until it is reviewed and approved by Pacific County, Washington State Department of Ecology and/or the U.S. Army Corps of Engineers it should be considered as a Preliminary Jurisdictional Determination of Wetland A & B. This report in no way can be considered a survey of any of the locations and/or property lines contained within this report. Thank you for allowing A+ Design & Consulting, LLC to prepare your Wetland Delineation Report. Feel free to contact us if you have any questions or need additional information.

Sincerely,

Leonard Taylor & Tyler Starks
Wetland Consultant
PO Box 751
Long Beach WA 98631
Phone/Text: 360-244-5843
Email: leonard@aplussepticdesigns.com

7. References

Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Corps of Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Hruby, T. 2014. *Washington State Wetland Rating System for Western Washington: 2014 Update.* (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

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Natural Resource Conservation Service (NRCS). 1986. *Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County*, Washington. *URL: http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/washington/WA627/0/wa 627_text.pdf.* Queried November 2018

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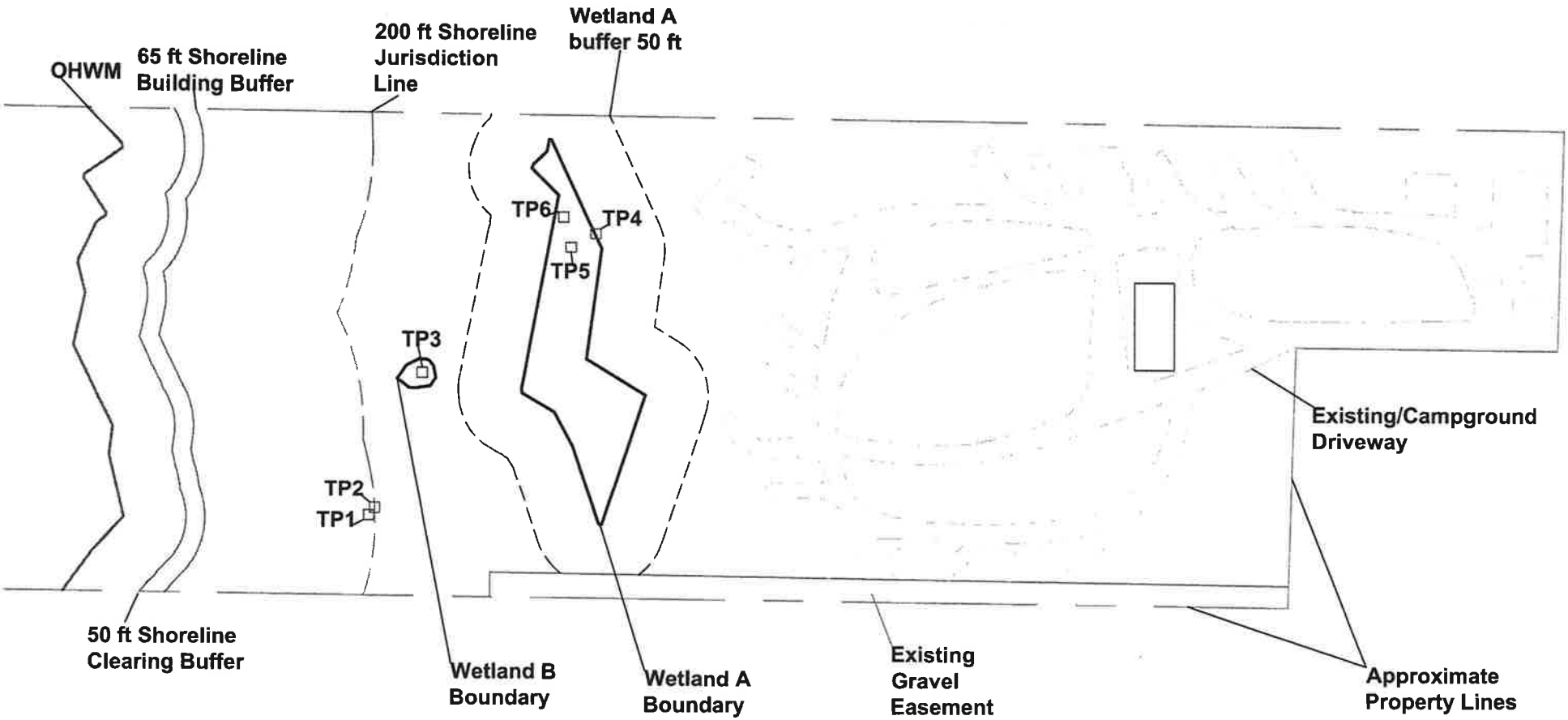
Long.Beach (WSU Long Beach), Pacific County, Washington, Cranberry Research Station. 2018. On the Web. URL: http://weather.wsu.edu/?p=93150, Queried November, 2019

Department of Natural Resources, Forest Practices Application Mapping Tool; Web. URL:https://fpamt.dnr.wa.gov/default.aspx#, Queried December, 2021



A+ Design and Consulting, LLC
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(360)244-5843
Client: Fodor, Joel
Parcel: 13100834105 & 106
Date:11/22/22
Drafted by:LT/TS

Figure 8: Wetland Delineation Map

0 100 120 240 360 480

1":120'

N

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

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Figure 1: USFW National Wetland Inventory Map
https://www.fws.gov/wetlands/data/mapper.html

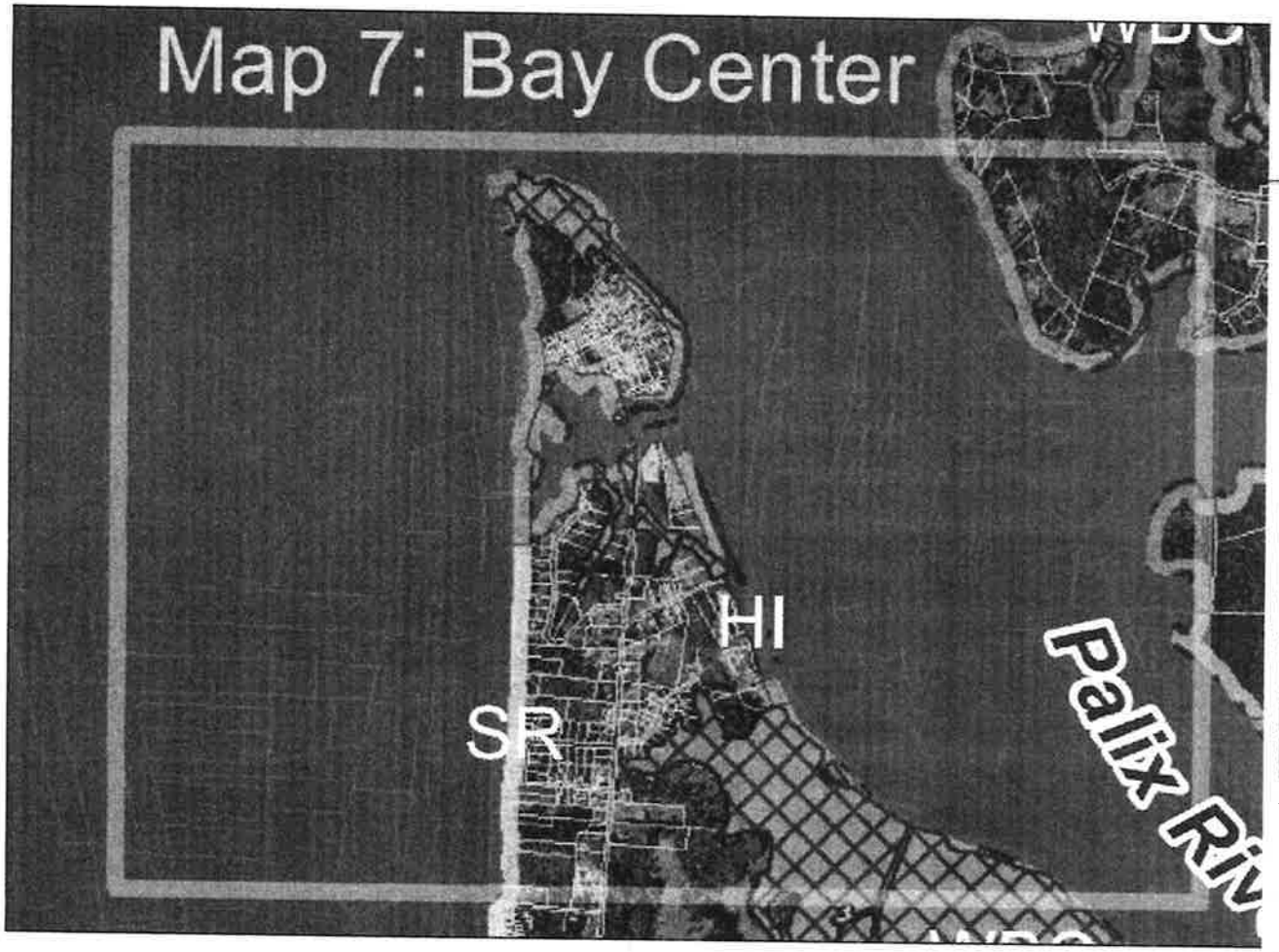
February 17, 2022

N

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



PACIFIC COUNTY
Shoreline Master Program

MAP LEGEND

Shoreline Environment Designation

- Natural (N)
- High Intensity (HI)
- Shoreline Residential (SR)
- Rural Conservancy (RC)
- Willapa Bay Conservancy (WBC)
- Coastal Conservancy (CC)
- Freshwater Aquatic (FA)
- Willapa Bay Estuary (WBE)
- Coastal Ocean (CO)
- Potentially Associated Wetland
- SMP Stream
- 1968 Seashore Conservation Line
- 1980 Seashore Conservation Line
- 1889 Western Boundary of Upland Ownership (WBUO)
- County Boundary

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Figure 2: Pacific County SMP

N

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

Figure 3: NRCS Soils Map

https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

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N

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Beaches	0.0	0.3%
158	Willapa silt loam, cool, 1 to 8 percent slopes	9.6	93.3%
159	Willapa silt loam, cool, 8 to 30 percent slopes	0.7	6.4%
Totals for Area of Interest		**10.3**	**100.0%**

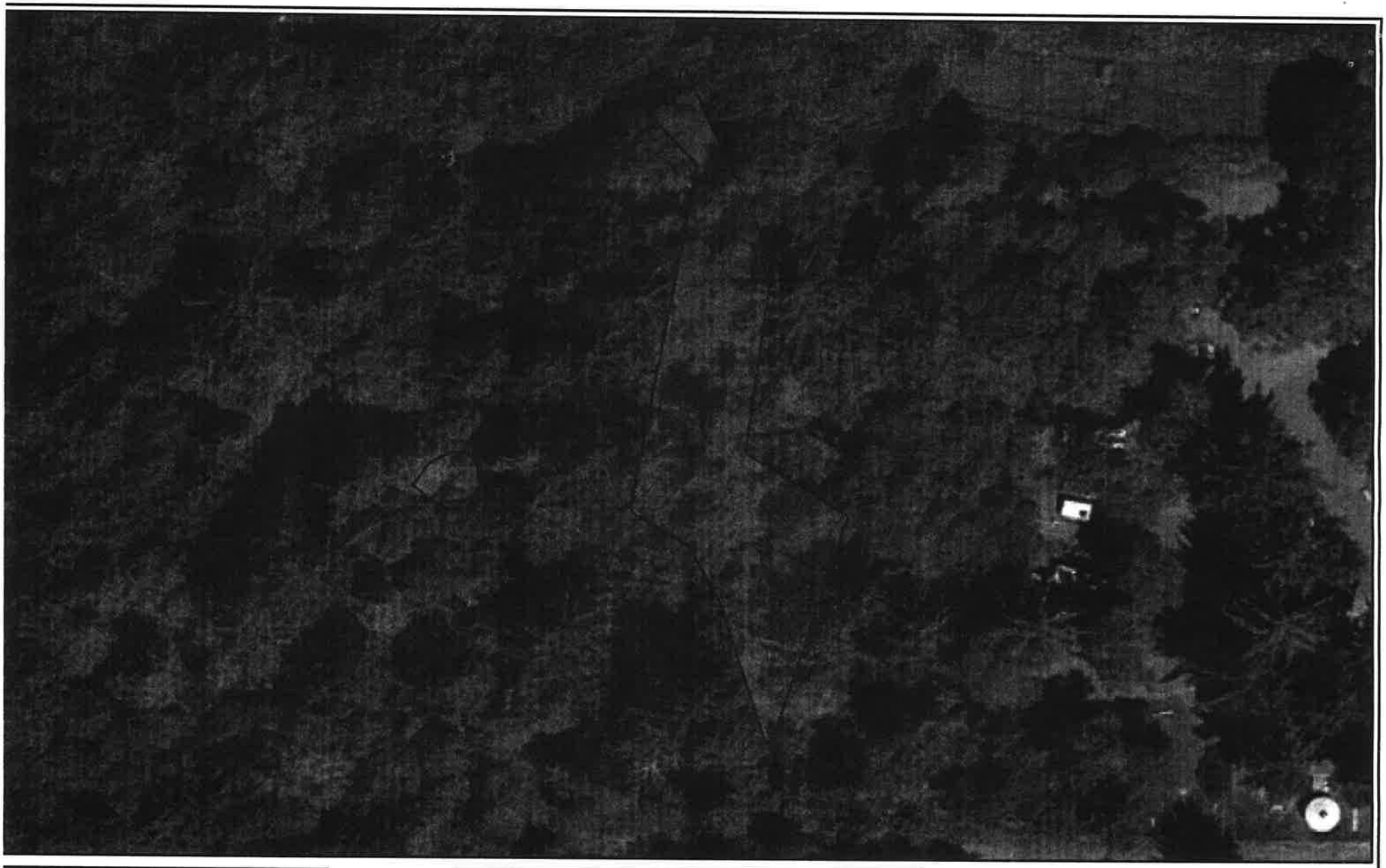

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Figure 4: Cowardin Plant Classes

Modified Google Earth Aerial Photo

N

0 15 30 60 120 180 240

1":60'

Legend

Wetland Boundary.....
Emergent.....
Scrub Shrub.....
Forested.....

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Figure 5: Hydroperiods & 150' Offset
Modified Google Earth Aerial Photo

N

0 5 10 20 40 60 80

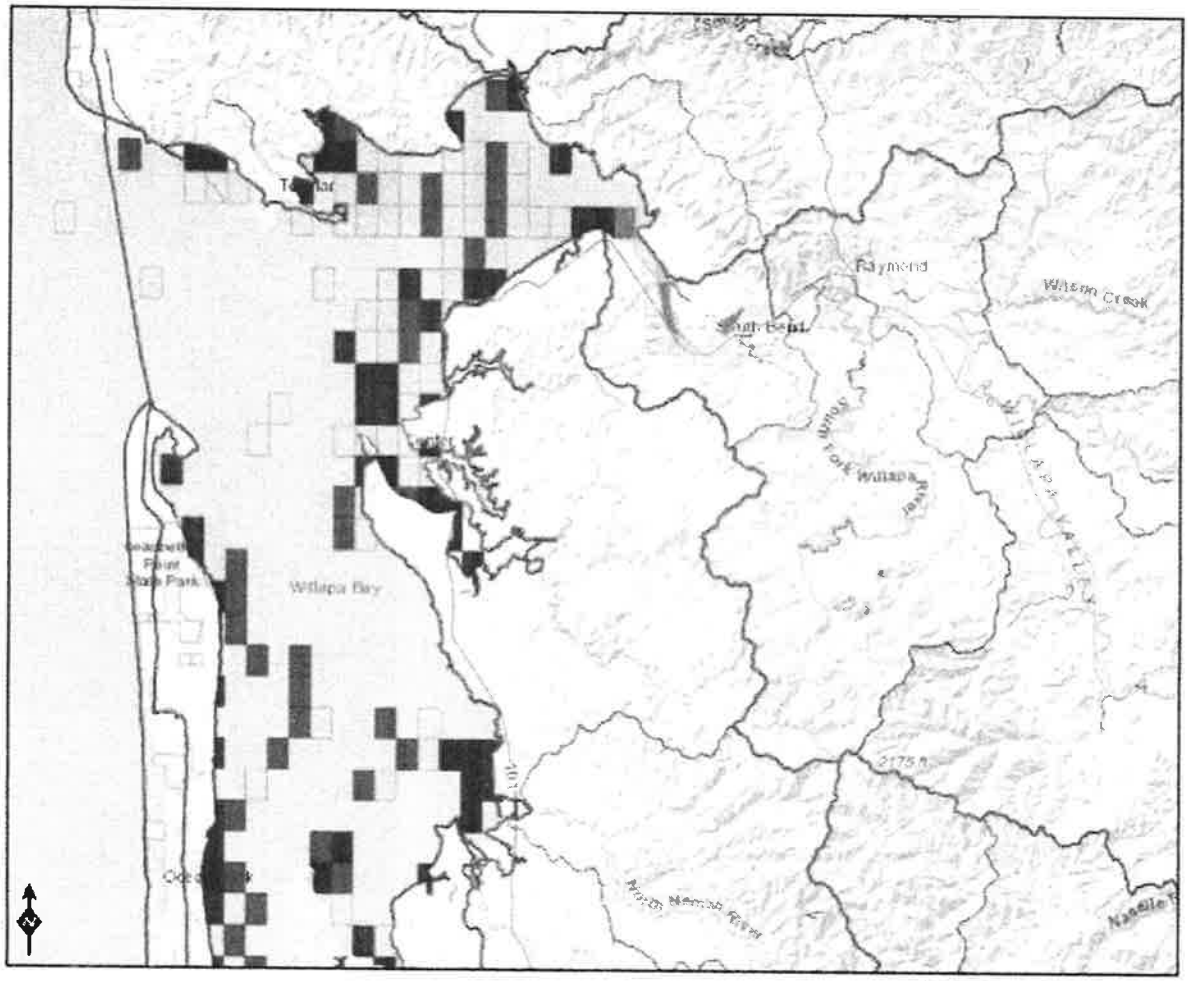
1":20'

Legend

Wetland Boundary.....
150' Offset.....
Permanently Flooded.....
Occasionally Flooded.....
Saturated Only.....

November 16, 2022

Water Quality Atlas



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Subbasins (8 digit HUCs)
- HUC boundary

Subbasins (10 digit HUCs)
- HUC boundary

Subbasins (12 digit HUCs)
- HUC boundary

DEPARTMENT OF ECOLOGY State of Washington

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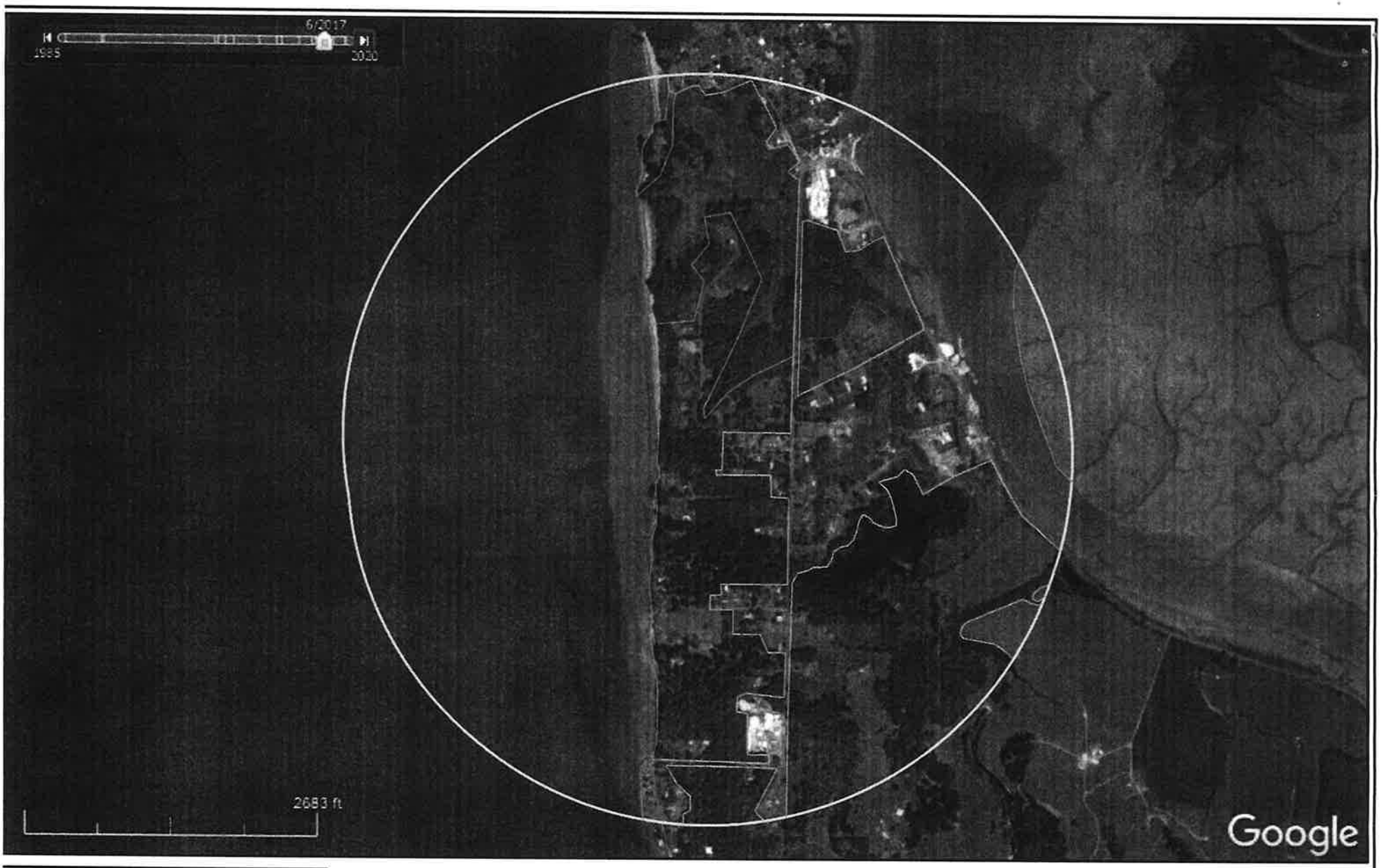
Date:11/22/22
Drafted by:LT/TS

Figure 6: 303d Map & TMDL
https://www.ecy.wa.gov/programs/wq/303d/currentassessmt.html

N



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N

Figure 7: 1km Land Use Map
Modified Google Earth Aerial Photo

Legend

Wetland Boundary.....

High Intensity.....21%
Medium/Low Intensity.....28%
Relatively Undisturbed.....51%
Contiguous RUA.....

Name: 4Time LLC Parcel No.: 131008341106

Description: CARL - Clearing - expanding RV park - after the fact

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2200785	9/27	(H)	10/12	ZS	SMP extends 300ft from OHWM No WL in inventory, ref. WL onsite WL del.
Roads					Code case C2200164
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	75	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	210	Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee	427.50	License		SEPA			

Rolled set of building plans? Yes ☐ No ☐ Added to Electronic Bldg. Plan Log? Yes ☐ No ☐

Fees Received

Date Receipted	Amount
9/27/22	$712.50

Balance Due: _____ **Date Issued:** _____ **Issued to:** _____

Notes:

Development Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY
PERMIT FEES: 712.50
Issued Date:
Issued By:

RECEIVED
SEP 26 2022
Dept. of Community Development
Pacific County, South Bend, WA

PROPERTY OWNER INFORMATION	☒ Contact Person
Name: Joel Fodor	
Mailing Address: 457 Bay Center Rd	
City/State/Zip: Bay Center WA 98527	
Phone: 951-318-8563	Phone:
Email: BayCenterJoel@gmail.com	

APPLICANT INFORMATION	☒ Contact Person
Name: Joel Fodor	
Mailing Address: 457 Bay Center Rd	
City/State/Zip: Bay Center WA 98527	
Phone: 951-318-8563	Phone:
Email: BayCenterJoel@gmail.com	

DESCRIPTION OF WORK

Campground Expansion

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 457 Bay Center Rd	Tax Parcel ID No.: 13100 834106
Legal Description:	Township/Range/Section / /
Directions to Site: 101 to Dike Rd to Moore Rd look for KOA sign on Left	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. **I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.**
2. **The information provided in this application contains no misstatement of fact.**
3. **I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.**
4. **I understand this permit is subject to all other local, state, and federal regulations.**

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner (s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name: Joel Fodor

Authorized Signature: [signature] Date: 9-26-22

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

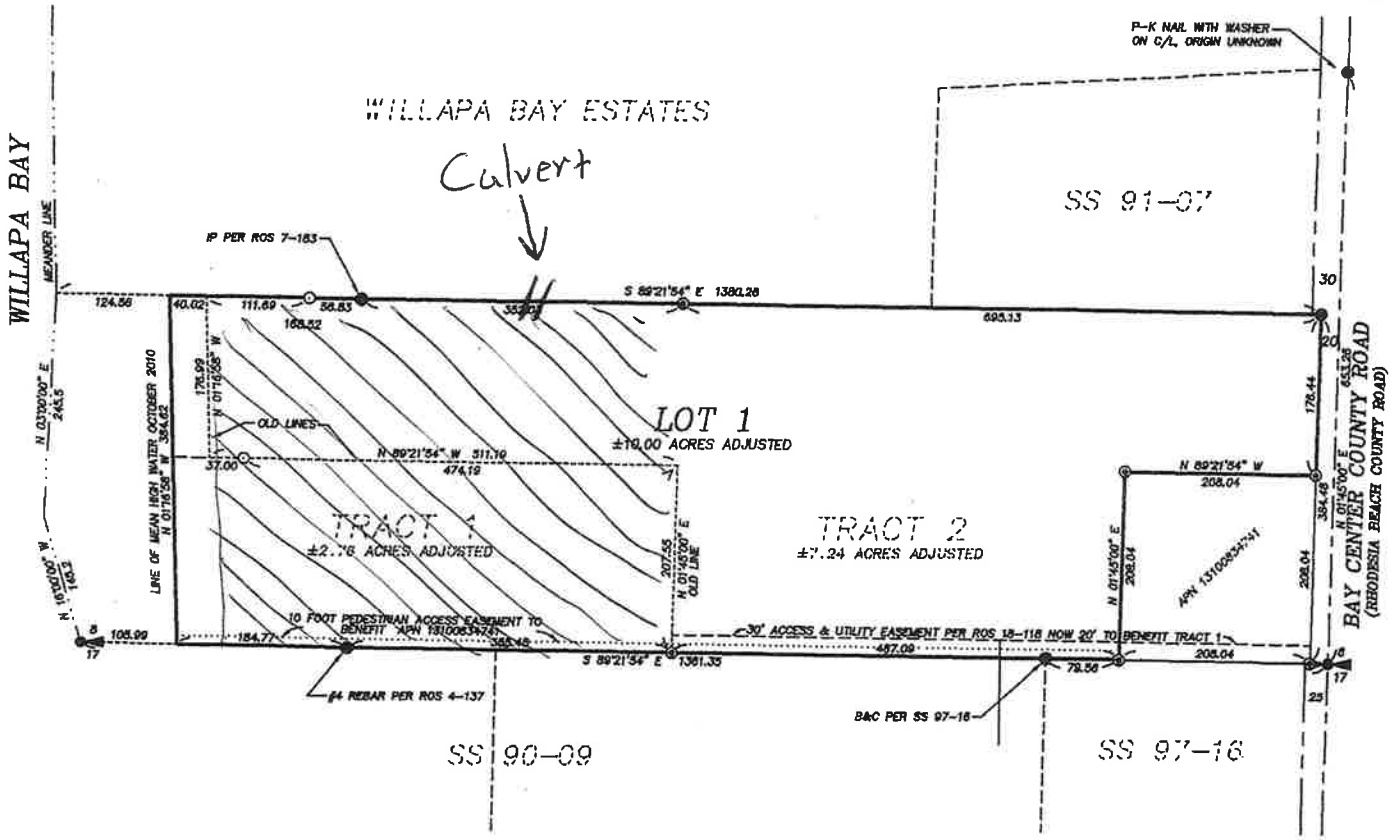
LONG BEACH OFFICE
7013 Sandridge Rd.
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Revised 02/27/2018

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

PROPOSED BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION
for
EXETER 21516 WY LLC

Lying Within
SECTION 8, T 13 N, R 10 W, W.M.
PACIFIC COUNTY, WASHINGTON



SCALE: 1"=100 FEET
0 50 100 200
BASIS OF BEARING = ROS 23-186

NOTE: THIS IS A PAPER ONLY SURVEY TO CONSOLIDATE TRACTS 1 & 2 PER RECORD OF SURVEY BOOK 23, PAGE 186.

DESCRIPTION

PARCEL 1: TRACT 1 OF AMENDED BOUNDARY LINE ADJUSTMENT SURVEY FILED IN BOOK 23 OF SURVEYS AT PAGE 186 AND RECORDED UNDER AUDITOR'S FILE NO. 3129861, BEING A PORTION OF GOVERNMENT LOT 6 IN SECTION 8, TOWNSHIP 13 NORTH, RANGE 10 WEST OF W.M., PACIFIC COUNTY, WASHINGTON.

PARCEL 2: THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 8, TOWNSHIP 13 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, PACIFIC COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: TRACT 2 OF AMENDED BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN BOOK 23 OF SURVEYS AT PAGE 186 UNDER AUDITOR'S FILE NO. 3129861 ON DECEMBER 3, 2010.

LEGEND

- QUARTER CORNER PER ROS BOOK 1, PAGE 1
- MEANDER CORNER PER ROS BOOK 1, PAGE 1
- CORNERS SET PER ROS BOOK 18, PAGE 118
- CORNER PER ROS BOOK 1, PAGE 1 OR AS NOTED
- CORNERS SET PER ROS BOOK 23, PAGE 186

REFERENCES

1. ROS BOOK 1, PAGE
2. ROS BOOK 18, PAGE 118
3. ROS BOOK 23, PAGE 161
4. ROS BOOK 23, PAGE 186

NOTES

1: THIS SURVEY WAS PERFORMED TO LOCATE THE BOUNDARY LINES OF THE HEREON DESCRIBED PARCEL AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES WHICH MAY AFFECT THIS PARCEL.
2: THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.
3: SURVEYED BY FIELD TRAVERSE USING A 5" TOTAL STATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS_____DAY OF_____, 2022
AT_____M. IN BOOK_____OF SURVEYS AT PAGE_____
AT THE REQUEST OF JEFFREY C. STERLING; AFN: _____

JOYCE M. KIDD BY: _____
PACIFIC COUNTY AUDITOR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF JOEL FODOR IN DECEMBER OF 2021.

JEFFREY C. STERLING, P.L.S.
CERTIFICATE NUMBER 53956

DATE:

JEFFREY C. STERLING
STATE OF WASHINGTON
53956
PROFESSIONAL LAND SURVEYOR

STERLING SURVEYING
Professional Surveyors
P.O. BOX 152
RAYMOND, WASHINGTON 98577
(360) 875-4015 Fax 875-4017

AUDITOR'S INDEXING DATA

SE 1/4 of SW 1/4	SECTION	TOWNSHIP	RANGE
	8	13 NORTH	10 WEST

Land Use Planning Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: 13100 8 34106
Project Value:

OWNER/APPLICANT INFORMATION
Owner: Joel Fodor
Applicant: Joel Fodor
Contractor:

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements, structures, and dimensions: 175,000 sq/ft
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: one phase
3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?: YES ☐ NO ☐ Not sure... Maybe
4. Name of water and/or wetlands within which development is proposed:
5. Does the property have an existing driveway?: YES ☒ NO ☐
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒
7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☐ at least 200' Away
8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): Waiting for plans
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☒ NO ☐ **If Yes, answer the following. If No, go to number 11.**
A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF: 130,000 sf Roughly
B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF: 130,000
C. Will activities involve placing fill materials? YES ☒ NO ☐
1. If fill materials exceed 1 foot in depth. Indicate Depth: 0-24"
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: Not sure yet
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:
E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF: 10,000
F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: Not sure yet
11. Has proposed site been flagged/staked? YES ☐ NO ☐ If No, contact DCD office when flagged/staked.

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

October 12th, 2022

Joel Fodor
11161 E State Rd. 70 STE100-641
Lakewood Ranch, FL 34202

RE: Parcel No.: 13100834106
Site Address: 457 Bay Center Rd.

Dear Property Owner/Applicant:

The Pacific County Planning Department has recently completed a Critical Areas and Resource Lands assessment of the property referenced above. The assessment has determined that the property falls within, or contains, the following Critical Areas and/or Resource Lands:

1. Wetlands

The site appears to contain wetlands, or be adjacent to wetlands, and shorelines regulated by Pacific County Ordinance 180, Critical Areas and Resource Lands, and the Pacific County Shoreline Master Program. A wetland determination/delineation must be obtained when an activity regulated under Ordinance 180 is proposed within three hundred (300) feet of the boundary of a wetland. Pacific County will only accept a delineation performed by the U.S. Army Corps of Engineers, Washington State Department of Ecology, Natural Resources Conservation Service, or a Pacific County Department of Community Development approved and qualified critical area professional. A list of qualified critical area professionals is available at www.co.pacific.wa.us/dcd/images/apps-forms/RLCA%20QCAP%20LIST.pdf.

In order to process your ***current*** permit application, the following information will need to be provided:

1. The wetland determination/delineation must be prepared in accordance with the guidelines contained within Section 4 (Wetlands) of Ordinance 180 and must demonstrate how your proposed development complies with the requirements and regulations contained within Section 4.

The cost of the wetland delineation review is $320.00. This amount is due when you submit the Wetland Delineation to Pacific County for review. Additional permits and fees may be required depending upon the information contained within these reports.

As well as having the specialist map out any wetlands and wetland buffers, you will also want to have them map out the shoreline buffer and shoreline jurisdiction boundaries. This will help you with the planned future development. If any critical areas and buffers are found, any portions of them that were cleared prior to the permit, will need to be restored and a brief restoration plan should also be included with the delineation/determination detailing how that restoration will occur.

Failure to submit the certified Wetland Delineation within six (6) months from the date of this letter will result in your permit application being "CLOSED" due to inactivity. Until then, your application has been placed on "HOLD" and no further review will occur. Please let us know if you wish to pursue this project, or if you would like us to close your applications.

If you have any questions, please call me at (360) 642-9382 or via email at zjohnson@co.pacific.wa.us.

Zane Johnson
Planner

PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING • ENVIRONMENTAL HEALTH • PLANNING

April 3rd, 2023

Joel Fodor
457 Bay Center Rd.
Bay Center, WA 98527

RE: Parcel No.: 13100834106
Site Address: 457 Bay Center Rd.

Dear Property Owner(s):

The Pacific County Planning Department has recently completed reviewing the submitted wetland delineation for the property referenced above. After further reviewing the proposal, here are the further comments on what will be required for the proposal to expand the RV park:

1. Restoration Plan for all impacted wetlands and wetland and shoreline buffer areas.
2. SEPA checklist for expansion of an RV park
3. Shoreline Permitting for adding RV spots inside the 200-foot shoreline jurisdiction.

1. Since there is a violation on the property, we will need a restoration plan prepared by your critical area specialist showing how the wetland and buffer areas that were cleared will be restored to ensure no net loss in ecological function. The plan should include a monitoring plan to ensure the proposed work is completed as proposed is the plan.

2. The expansion of the park will require a SEPA determination. We will need a SEPA checklist filled out and submitted to our office once a final expansion proposal is in place. This will allow us to make a determination and complete the required public notice postings.

3. Willapa Bay is a shoreline of the state and has a 200-foot shoreline jurisdiction that requires all development within it to be consistent with the regulations in the Shoreline Master Program. An RV park that can meet the definition of a water enjoyment use is a permitted use within the shoreline residential shoreline designation. This still requires a Non-Residential Substantial Shoreline Development Permit, which must go through the type III public process and a decision is made by a Hearing Examiner. A brief shoreline report done by your professional showing how this use is a water-oriented use and how it meets the requirements in Ordinance 183 would be needed prior to the hearing process. It will also need to lay out how many sites are going to be within shoreline jurisdiction.

In order to process your current permit application, the following information will need to be provided:

1. SEPA Checklist

2. Shoreline Report showing how the proposal meets all of the requirements in Ordinance 183.

The SEPA checklists filing fee costs $400.00 and a $280.00 public notice fee is required as well, but can cover the SEPA notice and the SSDP notice if they are applied for at the same time. The SSDP fee is $1,840.00.

If you decide not to move forward with the expansion at this time, we will only need the restoration plan for the impacted areas and then we could approve the CARL and Wetladn delineation for the work that was done.

Failure to submit the restoration plan within six (6) months from the date of this letter will result in your permit application being "CLOSED" due to inactivity. Until then, your application has been placed on "HOLD" and no further review will occur.

If you have any questions, please call me at (360) 875-9356 or via email at zjohnson@co.pacific.wa.us.

Zane Johnson
Senior Planner
PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

Name 4Time LLC - Bay Center KOA DPA# 13100834109

Re-Route Sheet

Resubmitted of Restoration Plan

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	10/30/23	A	12/5	ZS	Must be started before expansion occurs
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

RECEIVED

OCT 26 2023

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

Parcel # 13100834109

Restoration Plan

Vicinity Map
Source: Modified Google Earth Screenshot

A Plus Design & Consulting, LLC
Wastewater and Critical Area Consultants

Phone/Text: 360.244.5843 email: leonard@aplussepticdesigns.com

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1. Restoration Plan

1.1 Proposed Project

Joel Fodor has hired A Plus Design and Consulting to identify any critical areas or shorelines at the property located at 457 Bay Center Rd, WA. The proposed project is to reestablish tree canopy, shrub, and herbaceous cover. This was due to unpermitted clearing of mainly the understory. By establishing additional plantings, it will bolster the existing under story and create a more cohesive vegetated wetland and buffers. There will be no direct impact or indirect impact to the shorelines.

1.2 Impact Assessment

Location of Impact	Amount of Impact	Ratio of Mitigation	Actual Mitigated Sq Ft.	Mitigation Methods Used
Stream & Shoreline Buffer Impact	57456 ft^2	1:1(Min)	13 Trees 23 Shrubs 15 Emergent 71251sqft Herbaceous Seed	On Site Planting Restoration

1.2.1 Water Regime

The water regimes consist of the stream runoff but is primarily affected by the low energy action of the Willapa Bay. Localized saturation and occasional ponding within the wetland boundary.

1.2.2 Soils

According to the Natural Resources Conservation Services (NCRS) Web Soil Survey (NCRS 2018), the soils within the area of the subject property and compensatory site were mapped by NRCS as 158 & 159 Willapa silt loam.

1.2.3 Vegetation

Vegetation within the buffers and wetland are moderate and consist primarily of existing tree cover and shrubs.

1.2.4 Wildlife

No significant impacts to wildlife are expected permanently or during the road construction phase. There are no Priority Habitats listed in or adjacent to any of the wetlands on the subject property nor is it listed as a Wetland of High Conservation Value. A formal wildlife inventory was not conducted though it is assumed wildlife found within these Wetlands and associated buffers are typical local wildlife.

1.3 Project Design

The primary goal of this restoration plan is to compensate for the impacts to the functions that the wetland, shoreline, and buffers provide. The functions impacted were primarily hydrologic and habitat functions impacted by clearing the understory. An additional goal of this mitigation plan is to enhance and restore some of the degraded functions of the buffer in its current state. The current state of the buffer is primarily existing trees, a small amount of shrub cover and emergent layer. The planting of trees, shrubs and grasses will provide both hydrologic and habitat functions. The plants were chosen specifically for the area to ensure survivability and already exist onsite.

1.4 Site Preparation

To facilitate development, minimal site preparation is required. An access road already exists and the area in which the development is proposed is generally level. Consultation with a landscape architect or plant nursery may be required regarding timing of planting to ensure survivability.

1.5 Planting Requirements

To compensate for any native vegetation loss, trees will be planted at minimum on 9-foot centers, shrubs 4 foot on center and the emergent plants at least 2 feet on center. Native herbaceous seed will be used in-between the proposed enhancement area. Timing of the restoration will be in conjunction with advice from nurseries providing the plants. A list of nurseries will be provided to the client.

1.6 Performance Standards

The goal of this mitigation plan is to compensate for the impact to the buffer of the Willapa Bay and Wetland and its buffer. The existing buffer and compensatory area will be held to the performance standards as closely as possible. These performance standards are listed below.

Standard 1: *Construction shall take place outside of the growing season and breeding season of local wildlife.*

Standard 2: *At Two years the compensatory area should be vegetated by recruited, native, seed bank vegetation should be 40%. There should be no Scotch Broom, Gorse, or Himalayan Blackberry in proposed area, eradicate if necessary.*

Standard 3: *At Three years the compensatory area should be vegetated by recruited, native, seed bank, and surviving plantings. Vegetation survival and cover should be 60%. There should be no Scotch Broom, Gorse, or Himalayan Blackberry in proposed area, eradicate if necessary.*

Standard 4: *At Four years the compensatory area should be vegetated by recruited, native, seed bank surviving plantings. Vegetation survival and cover should be 80%. There should be no Scotch Broom, Gorse, or Himalayan Blackberry in proposed area, eradicate if necessary.*

Standard 5: *At the Five years compensatory area should be 100% vegetated by native vegetation. All plantings that did not survive will be replanted. There should be no Scotch Broom, Gorse, or Himalayan Blackberry in proposed area, eradicate if necessary.*

Standard 6: *During the monitoring period there should be no more than 5% non-native vegetation.*

1.7 Monitoring Reports

Monitoring of the compensatory should occur at the frequency designated within Pacific County Code Ordinance 180 *Critical Areas and Resource Lands.* These monitoring reports should reflect and be pertinent to the performance standards *and goals for the compensatory area.* Reports should include document current conditions, problems, and success of any changes or contingency plans over the monitoring period. Monitoring reports should include:

- *Project Location*
- *The Species and number of individual plantings to remain in accordance with the original planting requirements of the compensatory area.*
- *The Species and amount of any non-surviving plantings.*
- *Description of success and/or failure to meet performance standards as described in Section 1.7 of this document.*
- *Pictures of the compensatory area and the surrounding area to indicate success and/or failure to meet the performance standards.*
- *A summarization of any changes made to, intervention, intentional and/or unintentional disturbance, and maintenance efforts of the compensatory area.*

1.8 Site Protection and Maintenance

All surfaces and yard will be kept free of debris, trash, and other waste. No other protection should be necessary. The Stream & Shoreline buffer can be marked during construction to ensure no further encroachment, other than what has been mitigated occurs. Silt Fencing will be installed during construction to prevent any debris from getting into the stream or shoreline.

1.9 Maintenance and Contingency Plans

Maintenance required for the compensatory area should be minimal. This may include:

- *Protecting new plantings from drought and grazing.*
- *Maintain all Stream/Shoreline buffers*
- *If the vegetation performance standards are not met by the fifth year the owner of the subject property should replant species native to the Stream/Shoreline buffer to meet the Performance Standards*
- *Following monitoring procedures in accordance with Pacific County Code Ordinance 180 Critical Areas and Resource Lands.*
- *Invasive species should be controlled.*

No other contingency plan should be necessary and property owners will bear the cost of creation and maintenance of buffer area.

2. Limitations

This report is correct and complete to the best of our knowledge. Until it is reviewed and approved by Pacific County, Washington State Department of Ecology and/or the U.S. Army Corps of Engineers it should be considered as a Preliminary Jurisdictional Determination. This report in no way can be considered a survey of any of the locations and/or property lines contained within this report.

Thank you for allowing A Plus Design & Consulting, LLC to prepare your mitigation plan. Feel free to contact us if you have any questions or need additional information.

Sincerely,

Leonard Taylor & Tyler Starks
Wetland Consultant
PO Box 751
Long Beach WA 98631
Phone/Text: 360-244-5843
Email: leonard@aplussepticdesigns.com

3. References

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

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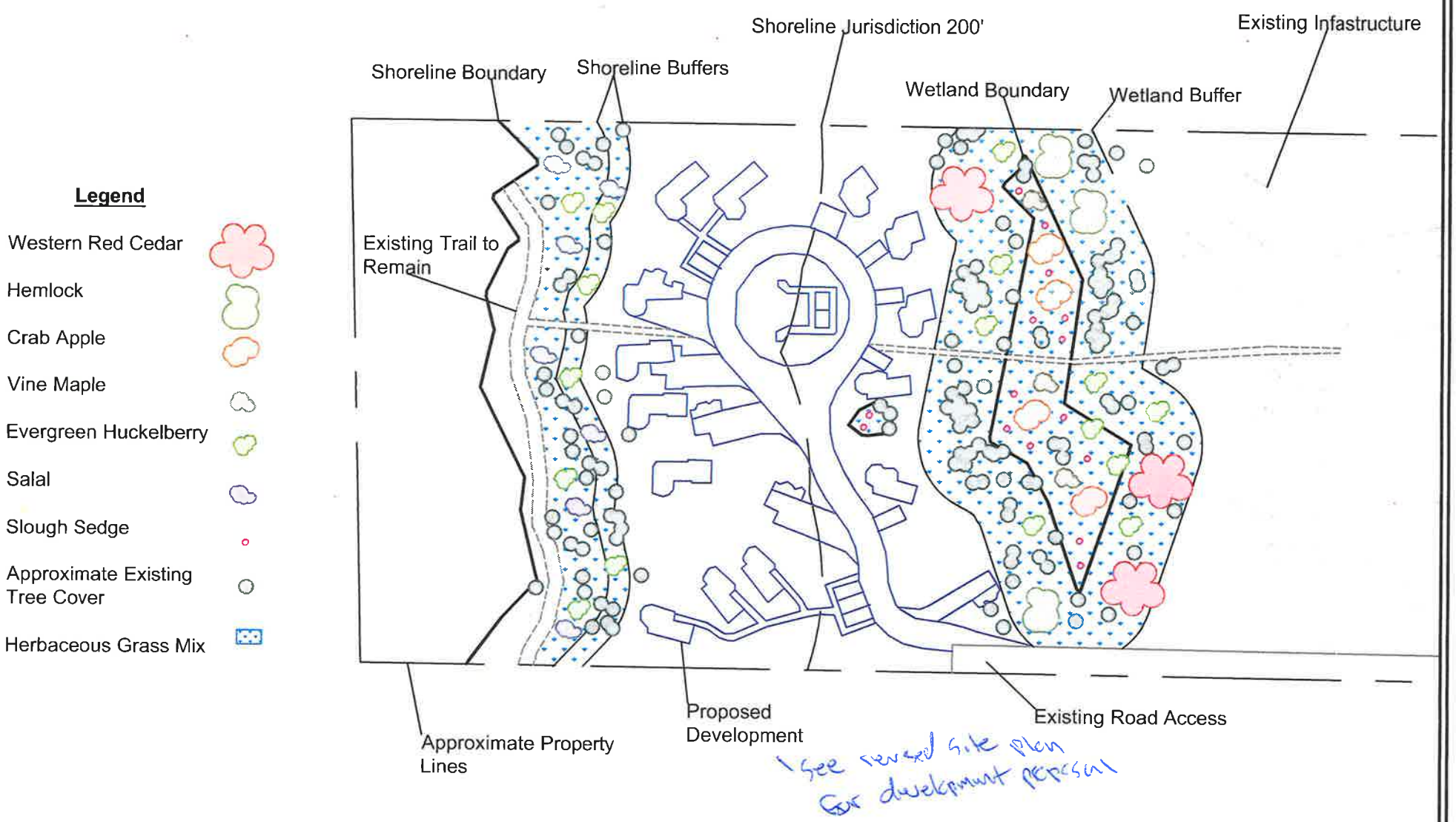
4. Figures



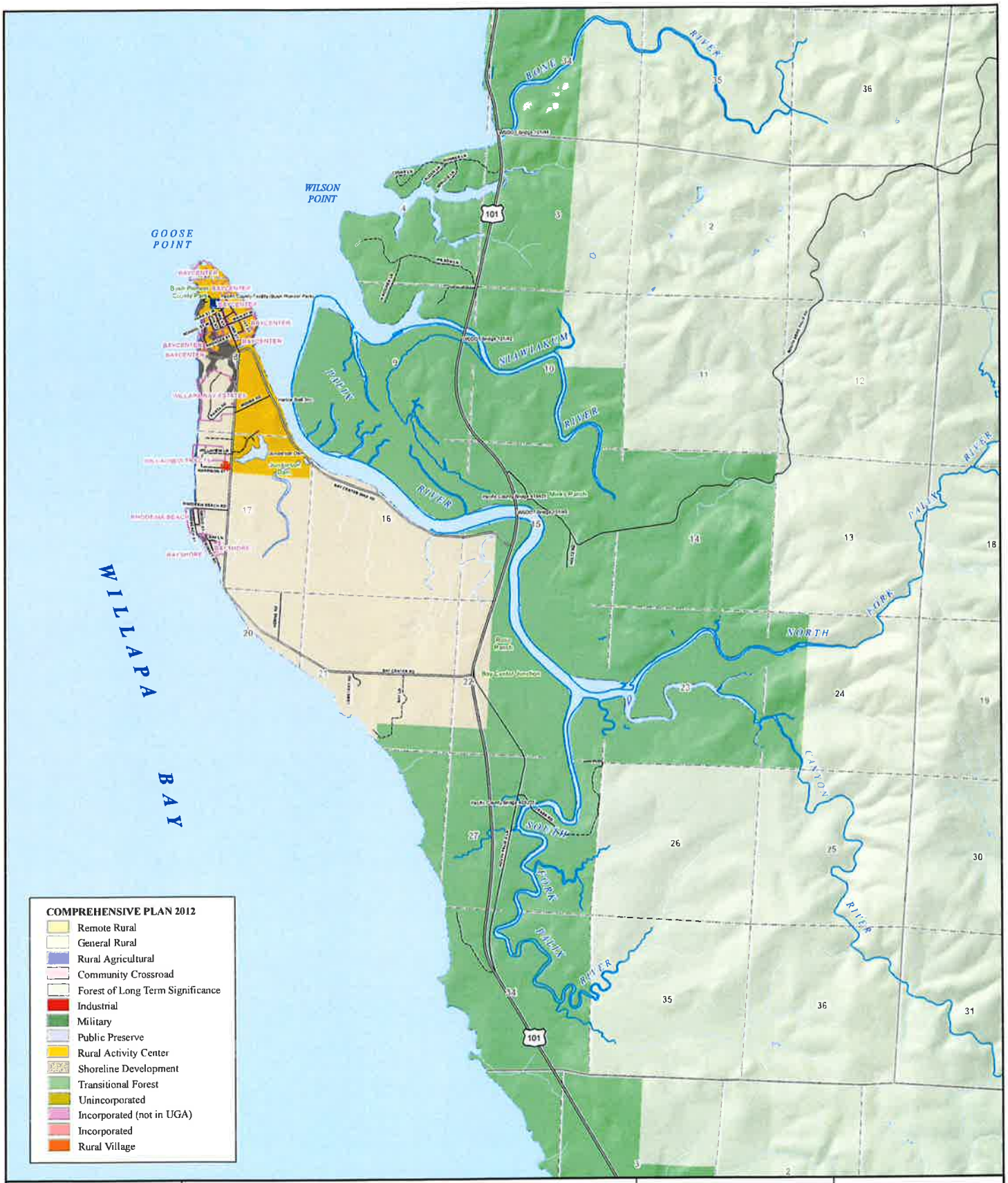
A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
leonard@aplussepticdesigns.com
(360)244-5843
Client: Fodor, Joel
Parcel: 13100834105 & 106
Date:11/22/22
Drafted by:LT/TS

N

Mitigation Site Plan

0 25 50 100 200 300 400

1":100'



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

- Airport Class C
- Assisted Living Center
- Boat Launch
- Camp
- Chamber of Commerce
- Church
- Clinic
- Port
- Emergency Management
- Fairgrounds
- Fire Department
- Gasoline Station
- Grange Hall
- Hatchery
- Hospital
- School
- Library
- PC Courthouse
- PC DCD
- PC Sheriff
- PC Shop
- PUD
- Park
- Transfer Station
- State Patrol
- Telephone Company
- Transit System
- Wastewater Plant
- Water Treatment Plant
- City Limits
- Township Line
- Section Line

Roads

- Lanes
- Highways
- County Roads
- Minor Collectors
- Local Access Roads
- City Streets
- Plat Boundaries

Hydrology

- Type One
- Type Two
- Type Three
- Type Four

Pacific County

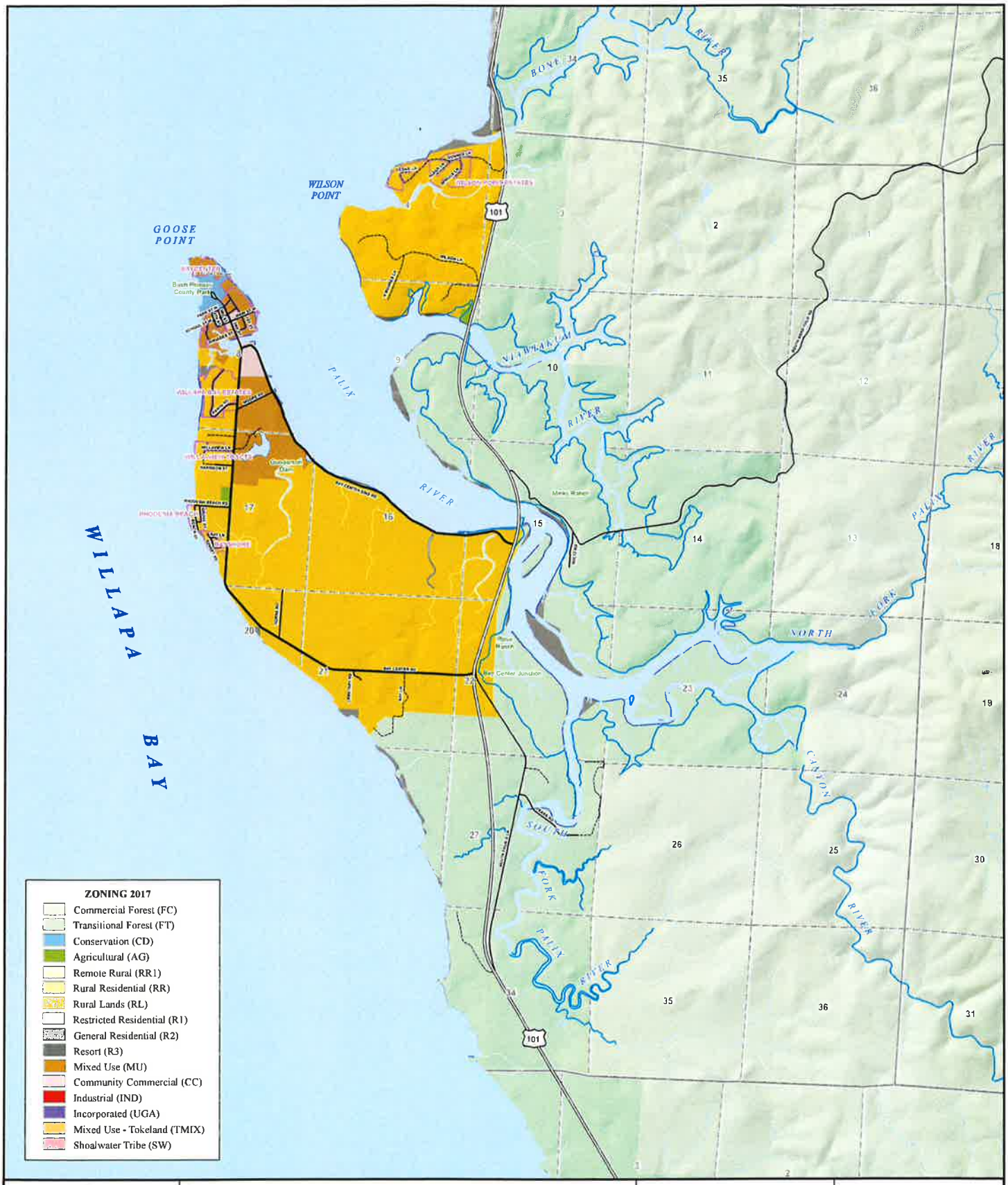
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 64
South Bend, WA 98586
Phone (360) 875-9366

This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.

Comprehensive Plan Map

T. 13 N., R. 10 W.



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SCALE: 1:24,000

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Pacific County

Department of Public Works
Geographic Information System

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Zoning Map 2017

T. 13 N., R. 10 W.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

8) Appeals

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

ii) The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

c) To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of County ordinances and other applicable regulations.

d) Information not provided on the form shall be provided on the face of the preliminary plat, in an environmental checklist, or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

e) Within twenty-one (21) calendar days after receipt of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

f) The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

g) The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

h) Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

i) Summarize the proposed application(s);

ii) Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;

iii) Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;

iv) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;

v) Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

(1) Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;

(2) Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;

(3) Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels;

i) An applicant may submit a written request for a second pre-application conference within one (1) calendar year after the initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference, as determined by the Director, or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

j) A new request for, or waiver of, a pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority finds is substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

2) Review for Counter Complete Status

a) Before accepting an application for review for technically complete status, the review authority shall determine whether the application is counter complete.

b) If the review authority decides that an application is counter complete, then the application shall be accepted for review for technically complete status.

c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and identify in writing what is needed to make the application counter complete.

3) Review for Technically Complete Application

a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.

b) An application is technically complete if it includes the following:

i) A completed original application form signed (1) by the owner(s) of the property subject to the application or (2) by a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.

ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:

(1) The material was not timely prepared as required under subsection 1(H);

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(1) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(2) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority and shall not be based on differences of opinion as to quality or accuracy;

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3(b) of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete, including:

i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection 3 of this section. The review authority may extend the deadline at the request of the applicant.

ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) calendar days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

ii) Issue a decision denying the application, based on a lack of information; or

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection 3(d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

i) Forward the application to the County staff responsible for processing it, and schedule a public hearing;

ii) Send a written notice of receipt of a complete application to the applicant acknowledging acceptance, listing the name and telephone number of a contact person at the review authority, and describing the expected review schedule, including the date of a hearing.

iii) A copy of the notice shall be distributed pursuant to subsection 4.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

4) Public Notice

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and, if required, SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The Director shall mail a copy of the notice of application to:

(1) The applicant and any representative of the applicant;

(2) Owners of property within a radius of three hundred (300) feet of the property that is the subject of the application;

(3) Agencies with jurisdiction;

(4) Publish in a newspaper of general circulation a summary of the notice which shall include the date, time, and place of the hearing and sufficient information to identify the property and application(s) under review.

(5) Post a copy of the notice of application at three (3) or more locations on or in the vicinity of the property subject to the application at least fifteen (15) calendar days before the hearing. The notices shall be posted in a manner that will be legible to a passerby. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the hearing.

ii) Posted on the County website.

iii) The records of the County Assessor shall be examined when questions arise as to who constitutes relevant property owners of record. The failure of a property owner to receive notice shall not affect the decision if the notice was sent. A declaration of mailing (under penalty of perjury) executed by the person who did the mailing shall be evidence that the notice was mailed to parties listed or referenced in the declaration.

5) Application of Rules

a) Type III review process requires at least one public hearing before the appropriate review authority. The public hearing should be held within sixty (60) calendar days after the date the review authority issues the determination that the application is technically complete.

b) At least fifteen (15) calendar days before the date of a hearing, the review authority shall issue a public notice of the hearing consistent with the requirements of Section 4.

c) Before the date of the hearing for an application(s), the review authority shall (1) issue a written staff report, integrating a SEPA review and recommendation regarding the application(s), (2) make available to the public a copy of the staff report for review and inspection, and (3) provide a copy of the staff report and recommendation without charge to the review authority and to the applicant and applicant's representative. The review authority shall provide a copy of the staff report at reasonable charge to other parties who request it.

d) Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. The authority shall make reasonable effort that the audio portion of the hearing is recorded.

e) At the beginning of the hearing or agenda of hearings, the review authority shall:

   i) State that the testimony will be received only if it is relevant to the applicable approval criteria and development standards and is not unduly repetitious;

   ii) Identify the applicable approval criteria and development standards;

   iii) State that the review authority will consider, and may grant or deny, any party's request to continue the hearing or to keep the record open for a period of time;

   iv) State whether the review authority has had any ex parte contact or has any personal or business interest in the application;

   v) State whether the review authority has visited the site;

   vi) State that any appeal of this hearing, including challenges to impartiality, shall be held pursuant to RCW 36.70C. However, the review authority invites anyone to make known their challenges at this hearing.

   vii) State the persons who want to receive notice of the decision may sign a list for that purpose; and

   viii) Summarize how the hearing will be conducted.

f) At the conclusion of the hearing on each application, the review authority shall announce one of the following actions:

   i) That the hearing is continued. If the hearing is continued to a place, date, and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date, and time certain, then notice of the continued hearing shall be given as though it were the initial hearing. The review authority may adopt guidelines for considering requests for continuances;

   ii) That the public record is held open to a date and time certain. The review authority shall state where additional written evidence and testimony can be sent, and shall announce any limits on the nature of the evidence that will be received after the hearing. The review authority may adopt guidelines for evaluating requests to hold open the record;

   iii) That the application(s) is/are taken under advisement, and that a final order will be issued with findings of fact and conclusions of law that support the decision; or

iv) That the application(s) is/are denied, approved or approved with conditions. Findings of fact and conclusions of law must be adopted to support the decision. However, such findings and conclusions do not need to be adopted at the same time that the decision is rendered.

g) The review authority shall not issue its threshold determination nor issue a decision or recommendation on a permit application until the expiration of the public comment period on the notice of application. The decision shall be issued within 14 calendar days of the expiration of the public comment period.

h) Within five (5) business days from the date of the decision, the review authority shall mail the notice of decision to the applicant, any representative of the applicant, and all parties of record. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in Section 7. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

ii) A statement that the complete case-file is available for review. The notice shall list the place, days and times where the case-file is available and the name and telephone number of the County representative to contact for information about the case.

6) Decision Timeline

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection 6(a) of this section shall not apply to any application that is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, then the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

7) Appeals

A final decision may be appealed only in accordance to RCW 36.70C.

Section 7 Type IV – Legislative Decisions

1) Procedure

a) Type IV procedures may require one or more hearings before the Planning Commission and does require one (1) or more hearings before the Board of County Commissioners.

b) Zoning applications requiring amendment or a change in language to any County regulation or ordinance may be submitted throughout the year but must be submitted on or by the last business day in March for consideration that calendar year. Applications submitted on or after the first business day in April will be filed and reviewed on the next review date.

Applications will be presented to the Planning Commission for first review at the next regularly scheduled meeting. Public hearings for the applications that will be considered for decision will be held in October or November of that calendar year.

2) Public Notice

a) At least fifteen (15) calendar days before the date of the first Planning Commission hearing for an application subject to Type IV review, the Director shall:

i) Prepare a notice of application that includes the following information:

(1) The case file number(s);

(2) A description of the area that will be affected by the application, if approved, which is reasonably sufficient to inform the reader of its location;

(3) A summary of the proposed application(s);

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

January 17th, 2024

RE: Substantial Shoreline Development Permit Application No. P2300818, submitted by Joel Fodor on behalf of 4 Time LLC

Dear Property Owner(s):

Attached you will find a copy of the Public Notice which will appear in the Chinook Observer on January 17th, 2024. The notice briefly describes a Substantial Shoreline Development permit application applied for by Joel Fodor. You are being notified by mail because your property is located within 300' of the applicant's proposal.

If you wish to submit comments regarding this proposal, please contact Zane Johnson, Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586 in writing by February 14th, 2024. You may also email me as zjohnson@co.pacific.wa.us.

Sincerely,

Zane Johnson
Sr. Planner
Pacific County
Department of Community Development

1216 W. Robert Bush Dr., PO Box 68, South Bend, WA 98586 ph 360.875.9356, fax 360.875.9304
7013 Sandridge Rd., Long Beach, WA 98631 ph 360.642.9382, fax 360.642.9387

"Pacific County is an Equal Opportunity Employer & Provider"

4 Time LLC Mailing List

Michael & Constance Meriwether

455 Bay Center Rd.

South Bend, WA 98586-9013

Merrill Will & Rebecca Jones-Will

P.O. Box 431

Bay Center, WA 98527

Caroline Harding

471 Bay Center Rd.

South Bend, WA 98586

Deniel Bayne

P.O. Box 310

Bay Center, WA 98527

Nancy Nisbet & Maureene Nisbet

P.O. Box 336

Bay Center, WA 98527

Paul & Vaneta Hardin

448 Bay Center Rd.

South Bend, WA 98586-9013

Dai & Paula Murakami

P.O. Box 274

Bay Center, WA 98586

Jack & Elaine Berryman

12924 133rd Pl. NE

Kirkland, WA 98034

William & Suzette Butts

445 Bay Center Rd.

South Bend, WA 98586-9013

Glenn & Victoria Killingbeck

15 Ranta Rd.

South Bend, WA 98586-9071

Robert & Shirley Strom

P.O. Box 277

Bay Center, WA 98527

John & Anna Allred

P.O. Box 1918

Issaquah, WA 98027-0079

Cathy Stutz

11404 NE Stutz Rd.

Vancouver, WA 98685

Fred Goodwin & Cathy Stutz

11404 NE Stutz Ave.

Vancouver, WA 98685

Kenneth & Mary Beth Kramer

P.O. Box 423

Sheridan, OR 97378

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Affidavit of Mailing
Notice of Application
Type III Review

I, Zane Johnson, declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Affidavit of Mailing" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

On January 16th, 2024 (month, day, year) the Notice of Application was mailed to all property owners within 300' of the parcel listed below, in accordance with Ordinance No. 177.

A list of these property owners is attached to this affidavit.

Property Parcel No.: 13100834109

Dated this 16th day of January, 2024

Signature of Administrator

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type III SSDP

I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

The referenced property was posted on Jan. 16th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 13100834109

Dated this 16th day of Jan, 2024

Signature of Administrator

NOTICE OF APPLICATION
SEPA DETERMINATION OF NON-SIGNIFICANCE
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Case No (s): P2300818 & P2300819

Description of Proposal: The applicants are proposing to expand an existing RV park by adding 23 new spots, 16 of which will be located inside shoreline jurisdiction, but outside of the required buffer for Wallace Bay. A Substantial Shoreline Development Permit is required in order to expand the RV park within shoreline jurisdiction, which fits the definition of a water enjoyment use under the Shoreline Master Program and is considered a permitted use. The project also includes a loop road, which will provide access to all of the proposed spots, a bathroom structure and associated utility hook-ups for each spot. There is a Category IV wetland on site, located between the existing portion of the park and the newly proposed portion. This wetland and buffer have been mapped out and all of the newly proposed work will occur outside of it. A Conditional Use permit is also required in order to allow an expansion of an RV Park within this specific zoning district. That will be created as a separate application that will be heard alongside this application.

Proponent(s): A Time LLC (owner) & Joel Fedor (applicant)

Location of Proposal: The subject property is located at 617 Bay Center Rd. in Bay Center, Washington. The County Assessor's Parcels number is 1310083409, located in Section 08, Township 13 North, Range 10 West of W.M.

Lead Agency: Pacific County Department of Community Development.
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted for the SEPA Determination of Non-Significance by January 30th, 2024.

The Hearings Examiner will hear the following applications: P2300818 & P24-00008 on February 15th, 2024 via zoom at the following link: https://zoom.us/j/93661494819. You can join the meeting by going to this link or you can call in using the number +1 253 215 8782, US (Tacoma) and entering the Meeting ID: 936 6149 4819. You may also attend the hearing in person in Conference Room C located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any persons desiring to express his or her views on this matter or wishing to be notified of the action taken on this application should notify Zane Johnson, Senior Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by January 14th, 2024, or by testifying at the public hearing. To view the complete application packet please visit our website at: http://www.co.pacific.wa.us/departments/ (notices 2024)

Accommodations for people with hearing impairments or larger information for people with visual impairments can be provided at the public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9324

Responsible Official: Zane Johnson
Position/Title: Sr. Planner

Date of Publication: January 17th, 2024

VALOR